RIO POINT

SDP2022 - 00031

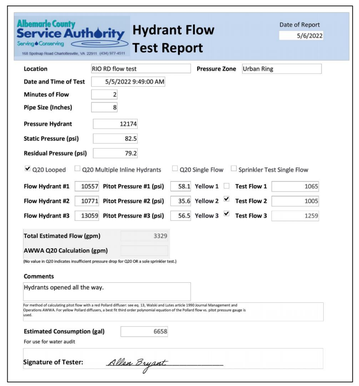
FINAL SITE PLAN

COUNTY OF ALBEMARLE, VIRGINIA

02/07/2022

SITE DATA:

TAX MAP PARCEL AND OWNER INFO:	PARCEL 06100-00-00-167C0 D.B. 5469, PG. 131 RIO POINT LLC 200 GARRETT STREET STE. 0 CHARLOTTESVILLE, VA 22902 PARCEL 06100-00-00-16700 D.B. 5469, PG. 131 RIO POINT LLC 200 GARRETT STREET STE. 0 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:	MULTI-FAMILY RESIDENTIAL APARTMENTS
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.



Albemarle County Service Authority — Hydrant Flow Test Report

Date of Report: 5/6/2022

Location	RIO RD flow test			Pressure Zone	Urban Ring		
Date and Time of Test	5/5/2022 9:49:00 AM						
Minutes of Flow	2						
Pipe Size (Inches)	8						
Pressure Hydrant	12174						
Static Pressure (psi)	82.5						
Residual Pressure (psi)	79.2						

☑ Q20 Looped ☐ Q20 Multiple Inline Hydrants ☐ Q20 Single Flow ☐ Sprinkler Test Single Flow

Flow Hydrant #1	10557	Pitot Pressure #1 (psi)	58.1	Yellow 1 ☐	Test Flow 1	1065
Flow Hydrant #2	10771	Pitot Pressure #2 (psi)	35.6	Yellow 2 ☑	Test Flow 2	1005
Flow Hydrant #3	13059	Pitot Pressure #3 (psi)	56.5	Yellow 3 ☑	Test Flow 3	1259

Total Estimated Flow (gpm): 3329

AWWA Q20 Calculation (gpm):

(No value in Q20 indicates insufficient pressure drop for Q20 OR a sole sprinkler test.)

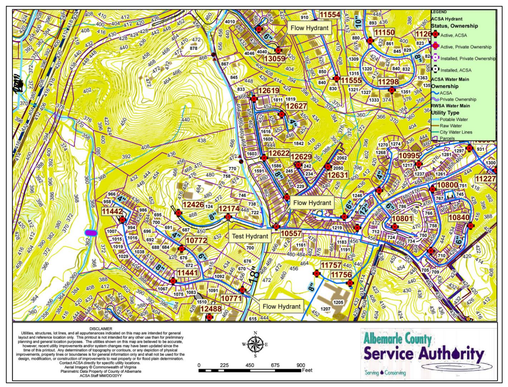
Comments: Hydrants opened all the way.

For method of calculating pitot flow with a red Pollard diffuser: see eq. 13, Walski and Lutes article 1995 Journal Management and Operations AWWA. For yellow Pollard diffusers, a best fit third order polynomial equation of the Pollard flow vs. pitot pressure gauge is (use).

Estimated Consumption (gal): 6658

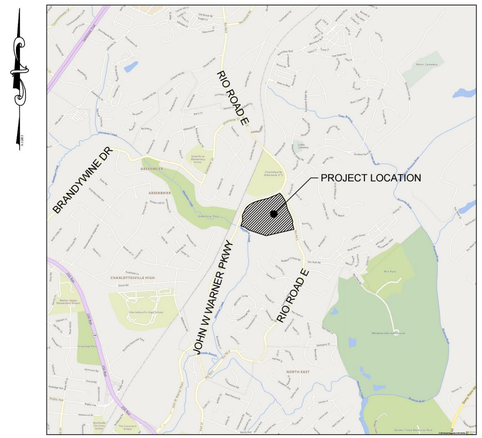
For use for water audit

Signature of Tester: Allen Bryant



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		



VICINITY MAP

1"=2000'

DEVELOPER:

RIO POINT LLC
123 EAST MAIN ST
5TH FLOOR
CHARLOTTESVILLE, VA 22902
CONTACT: CHRISTOPHER HENRY
CHENRY@STONYPOINTDG.COM

ENGINEER OF RECORD:

TIMMONS GROUP
608 PRESTON AVE. SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: CAMPBELL BOLTON, P.E.
TELEPHONE: (434) 327-1698

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C0.1	REZONING PLAN
C0.2	GENERAL NOTES
C0.3	NOTES & DETAILS
C0.4	SITE DETAILS
C0.5	UTILITY DETAILS
C1.0	OVERALL TOPOGRAPHIC SURVEY
C1.1	TOPOGRAPHIC SURVEY
C1.2	TOPOGRAPHIC SURVEY
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C1.4	TOPOGRAPHIC SURVEY
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C2.5	DEMOLITION PLAN
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C3.0	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C3.1	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C3.2	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C3.3	OVERALL EROSION & SEDIMENT CONTROL - PHASE 1
C3.4	EROSION & SEDIMENT CONTROL - PHASE 1
C3.5	EROSION & SEDIMENT CONTROL - PHASE 1
C3.6	EROSION & SEDIMENT CONTROL - PHASE 1
C3.7	EROSION & SEDIMENT CONTROL - PHASE 1
C3.8	EROSION & SEDIMENT CONTROL - PHASE 1
C3.9	EROSION & SEDIMENT CONTROL - PHASE 1
C3.10	EROSION & SEDIMENT CONTROL - PHASE 1
C3.11	OVERALL EROSION & SEDIMENT CONTROL - PHASE 2
C3.12	EROSION & SEDIMENT CONTROL - PHASE 2
C3.13	EROSION & SEDIMENT CONTROL - PHASE 2
C3.14	EROSION & SEDIMENT CONTROL - PHASE 2
C3.15	EROSION & SEDIMENT CONTROL - PHASE 2
C3.16	EROSION & SEDIMENT CONTROL - PHASE 2
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L5.6	LIGHTING AND PHOTOMETRIC PLAN PLAN
L6.0	LIGHITNG CUT SHEETS
L6.1	LIGHITNG CUT SHEETS
L6.2	LIGHITNG CUT SHEETS

TOTAL: 82 SHEETS

COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
Lic. No. 51496
06/02/23
PROFESSIONAL ENGINEER

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

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS 1ST
08/12/2022	COUNTY COMMENTS
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE: 02/07/2022
DRAWN BY: R. VAN NIEKERK
DESIGNED BY: C. BOLTON
CHECKED BY: C. KOTARSKI

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: TOTAL DEVELOPABLE AREA	0.86 AC. 27.31 AC - 0.86 AC = 26.45 AC.
EXISTING IMPERVIOUS AREA:	0.37 ACRES
PROPOSED IMPERVIOUS AREA:	9.70 ACRES
LIMITS OF DISTURBANCE:	19.43 ACRES
PROPOSED USE:	RESIDENTIAL
PROPOSED UNITS:	197 - ONE BEDROOM APARTMENTS 102 - TWO BEDROOM APARTMENTS 29 - THREE BEDROOM APARTMENTS 328 TOTAL UNITS
SETBACKS:	FRONT: 5-FEET MINIMUM, NO MAXIMUM GARAGE: 18 FEET MINIMUM, 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 OPEN SPACE AREA (ZERO UNITS/ACRE) = 0 UNITS (MIN. & MAX) OVERALL ALLOWABLE NET DENSITY: 104 UNITS (MIN.) TO 614 UNITS (MAX.)
PROPOSED DENSITY:	328 UNITS / 26.45 ACRES = 12.40 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. AS PER THE ZONING APPLICATION PLAN, BUILDING 8 IS RESTRICTED TO 2 STORIES ALONG RIO ROAD.
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 (58.87%)
OPEN SPACE PROVIDED:	COMMON OPEN SPACE AREA = 7.59 AC OPEN SPACE TO BE DEDICATED TO PUBLIC USE = 1.08 AC ACTIVE RECREATION AREA = 1.99 AC CONSERVATION AREA DEDICATED TO PUBLIC USE = 5.89 AC GREENWAY TO BE DEDICATED TO PUBLIC USE = 0.12 AC TOTAL OPEN SPACE PROVIDED = 16.67 AC MIN (62.90%)

OPEN SPACE CALCULATION: 26.50 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 = 7.59 AC (COMMON) + 1.99 AC (ACTIVE) = 9.58 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 197 ONE BEDROOM APT = 295 SPACES
2.00 x 102 TWO BEDROOM APT = 204 SPACES
2.00 x 29 THREE BEDROOM APT = 58 SPACES
557 TOTAL SPACES REQUIRED**

PARKING PROVIDED : 473 REGULAR PARKING SPACES
20 ADA SPACES
493 TOTAL SPACES PROVIDED

* THE 12 SPACES IN THE TRAILHEAD LOT ARE NOT COUNTED IN THE OVERALL PARKING TOTAL.
** A SPECIAL EXCEPTION FOR PARKING REQUIREMENTS WAS PREVIOUSLY APPROVED FOR THIS DEVELOPMENT. AN UPDATED REQUEST BASED ON THE NEW LAYOUT HAS BEEN SUBMITTED FOR REVIEW AND APPROVAL.

ADA PARKING REQUIRED: FOR 401 - 500 TOTAL SPACES, 9 ACCESSIBLE SPACES REQUIRED, 2 OF WHICH SHALL BE VAN ACCESSIBLE.
ADA PARKING PROVIDED: 20 ACCESSIBLE SPACES PROVIDED, ALL OF WHICH ARE VAN ACCESSIBLE .

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: 1.99 AC CLUBHOUSE: 10,493 SF (0.24 AC) SWIMMING POOL: 13,480 SF (0.31 AC) RECREATION FIELD, 62,761 SF (1.44 AC) TRAILHEAD PARK: 1.08 AC GREENWAY TRAIL: 0.65 AC TOTAL AREA PROVIDED: 1.99 AC + 1.08 AC + 0.65 AC = 3.72 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 (BLDG. 2)	1	80,815	80,815	28	12	14	54	28	12	14	54
C (BLDG. 1)	1	49,296	49,296	22	14	14	50	22	14	14	50
D1 (BLDG. 6 & 7)	2	42,180	84,360	30	12	0	42	60	24	0	84
D1.2 (BLDG. 4)	1	49,296	49,296	34	14	0	48	34	14	0	48
D2 (BLDG. 5)	1	32,247	32,247	18	12	0	30	18	12	0	30
D2.1 (BLDG. 8)	1	27,873	27,873	18	10	0	28	18	10	0	28
D2.2 (BLDG. 3)	1	27,873	27,873	20	14	0	34	20	14	0	34
			351,760					200	100	28	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
C.E. CAMPBELL BOLTON
Lic. No. 51495
06/02/23
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS 1ST
08/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE 02/07/2022
DRAWN BY R. VAN NIEKERK
DESIGNED BY C. BOLTON
CHECKED BY C. KOTARSKI

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
REZONING PLAN

JOB NO. 46883
SHEET NO. C0.1

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LEGEND

ROADS

- TRAFFIC STOP BAR
- 100 — STORM PIPE & STRUCTURE NO.
- 100 — DROP INLET & STRUCTURE NO.
- CURB
- CURB & GUTTER
- PROPOSED PAVEMENT
- CENTERLINE OF DITCH
- CLEARING LIMITS
- STOP SIGN
- 200 — PROPOSED CONTOUR
- TC 240.5 — PROPOSED SPOT ELEVATION
- (1) — PARKING COUNT

SEWER

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

WATER

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

- MANAGED STEEP SLOPES
- PRESERVED STEEP SLOPES

*REFERENCE C1.1 FOR EXISTING LEGEND

SEPTEMBER 14, 2021

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. N/A
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. PRIOR TO BACKFLOW PREVENTION DEVICE TESTING AND THE ESTABLISHMENT OF WATER SERVICE, ALL BACKFLOW PREVENTION DEVICE INSTALLATIONS SHALL MEET THE ACSA BACKFLOW REQUIREMENTS AS DETAILED IN SECTION 8 OF THE MOST RECENT REVISION OF THE ACSA RULES AND REGULATIONS.
17. A DEED OF EASEMENT AND EASEMENT PLAT FOR THE UTILITY EASEMENTS, APPROVED BY THE ACSA, SHALL BE RECORDED PRIOR TO ANY WATER AND/OR SEWER SERVICE BEING ESTABLISHED.

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.
4. 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).
5. VDOT IS TO RECEIVE WRITTEN NOTIFICATION 48 HOURS PRIOR TO COMMENCING WITH INITIAL CONSTRUCTION ACTIVITIES.
6. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC, PRIOR TO CONSTRUCTION.
7. 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.
8. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT STANDARDS.
9. ALL STORM SEWER PIPE SHALL BE HDPE IN ACCORDANCE WITH ASTM F2648, UNLESS OTHERWISE NOTED. PIPE SHALL HAVE SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. JOINTS SHALL BE WATERTIGHT ACCORDING TO ASTM D3212.
10. 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.
11. ALL CONCRETE SHALL BE A3-AE (AIR ENTRAINED 3,000 PSI), UNLESS OTHERWISE NOTED.
12. ALL ENTRANCES ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT VDOT STANDARDS.
13. 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.
14. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL MISS UTILITY OF CENTRAL VIRGINIA AT 1-800-552-7001. THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN EXISTING AND/OR PROPOSED RIGHT-OF-WAY REQUIRED BY THE DEVELOPMENT.
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 VDOT 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. GRADE LINES ON PROFILES DENOTE FINISHED GRADE OF CENTER LINE OF ROAD. (N/A)
25. ALL APPROACH GUTTERS TO SAG INLETS SHALL MAINTAIN A MINIMUM SLOPE OF 0.004 ft./ft.
26. 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)
27. 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.
28. ALL NEW HANDICAP ACCESSIBLE REQUIREMENTS ON-SITE (PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES) AND WITHIN ALL NEW STRUCTURES SHALL COMPLY WITH THE ADA GUIDELINES 2018 UNIFORM STATEWIDE BUILDING CODE, 2018 VIRGINIA CONSTRUCTION CODE, AND ICC/ANSI A117.1-09.
29. TREE PROTECTION AREAS TO BE FREED OF STORED MATERIALS AND PARKED EQUIPMENT.
30. HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.
31. 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.
32. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE PERMIT.
33. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
34. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
35. 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.
36. 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).

CONTRACTOR SHALL PROVIDE ALL INFORMATION REQUIRED FOR CONSTRUCTION RECORD DRAWINGS:

COUNTY OF ALBEMARLE
Department of Community Development

Construction Record Drawings (As-built) for VSMP

The following is a list of information required on construction record drawings for stormwater facilities (reference Water Protection Ordinance 17-422). *It is preferable that the construction record drawing be prepared by someone other than the designer. Please do not provide design drawings as construction record drawings.*

A. A signed and dated professional seal of the preparing engineer or surveyor.
B. The name and address of the firm and individual preparing the drawings on the title sheet.
C. The constructed location of all items associated with each facility, and the inspection records to verify proper dimensions, materials and installation. The items include, but are not limited to the following:
1. **Inspection Records** and photographs for pipe trenches and bedding, including underdrains.
2. **Video Pipe Inspection** for any pipes which are not accessible or viewable.
3. **Updated Location** with geo-coordinates of all facilities.
4. **Verified Drainage Area maps** for the drainage area treated, and for drainage to the facilities.
5. **Current physical and topographic survey** for all earthen structures. Ponds should include a survey of the pond bottom. Surveys should verify pond volumes are per design. Corrections may be required for alterations from the design.
6. **Plants, location and type**.
7. **Plans and profiles for all culverts, Pipes, Risers, Weirs and Drainage Structures** - Display the installed type of drainage structures, culvert/pipe size, weirs, materials, inlets or end treatment(s), inlet and outlet protection, alignment and invert elevations compared to design.
8. **Computations:** For significant deviations from design, provide sealed computations verifying that the as-built condition is equivalent or better than design.
9. **Ditch Lines** - Display the constructed location of all ditch lines and channels, including typical sections and linings.
10. **Easements** - Show all platted easements with dead book references labeled. Facilities and drainage must be within platted easements. Provide copies of recorded documents.
11. **Guardrail, fences or other safety provisions** - Display the constructed location of all safety provisions; fences, guardrail, including the type, length and applied end treatments, compared to design.
12. **Material layers** – biofilter media, stone layers, sand layers, keyways and cores must be verified as to material types and depths. Include inspection reports, boring or test pit reports and materials certifications. Biofilter media must be an approved state mix.
13. **Access roads** – show location of access roads, surface treatment, drainage, etc, as applicable.
14. **Compaction reports** are required to verify fill compaction in dams.
15. **Manufacturers certifications** for proprietary BMP's certifying proper installation and functioning.

COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
Lic. No. 51495
06/02/23
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS 1SP
08/12/2022	COUNTY COMMENTS FSP & WPO
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE 02/07/2022
DRAWN BY R. VAN NIEKERK
DESIGNED BY C. BOLTON
CHECKED BY C. KOTARSKI

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
GENERAL NOTES

JOB NO. 46883
SHEET NO. C0.2

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ISO NEEDED FIRE FLOW CALCULATION

Engineer / Architect:	Timmons Group	**Date:**	6/2/2023
Project Name:	Rio Point	**Calc. By:**	R.van Niekerk

Type of Construction =	Type 5B, non-combustible		
Class of Const. Coef. F =	1.5		
Ground Floor Area =	19300	SQ. FT.	
# of Stories =	3.5		
Total Floor Area (A_i) =	67550	SQ. FT.	

Fire Consideration Area:

Construction Factor, C_i = 7017

$C_i = 18(F)(A_i)^{0.5}$

Rounded to Nearest 250 GPM = 3000 (7000)

Occupancy Factor (Oi):

Type of Occupancy =	R-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

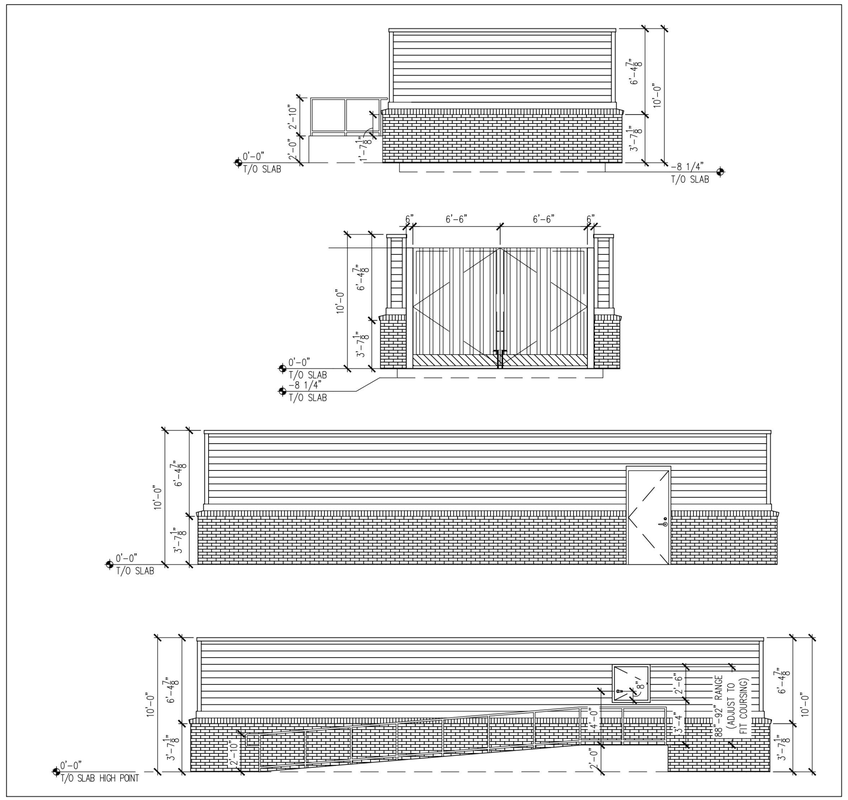
$(X + P)_i = 1.0 + \sum_{(i=1)}^{n} (X_i + P_i)$ = 1

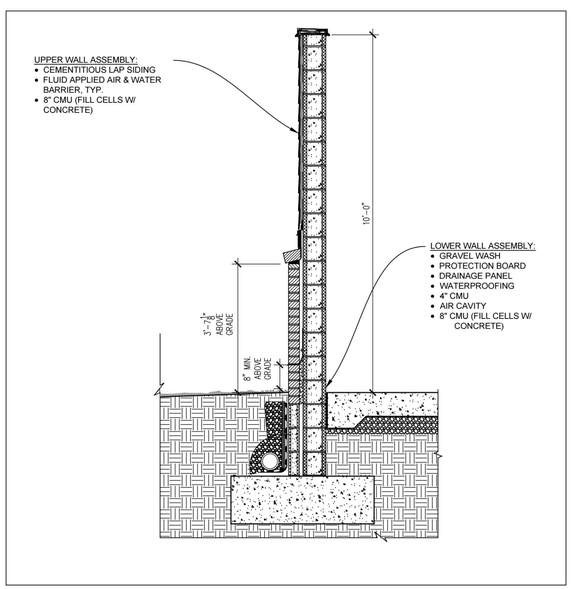
Max. $(X=P)_i$ = 1.75

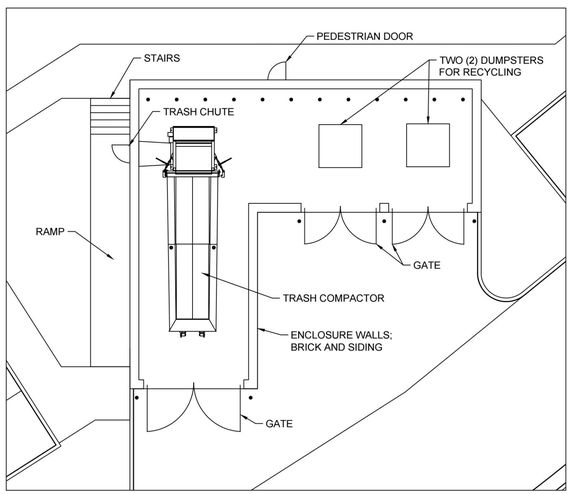
n = Number of Sides of Subject Building

Needed Fire Flow: NFF = $(C_i)(O_i)(X+P)_i$ =	5950	GPM
Automatic Sprinklers (Yes or No)	Yes	
Reduction Factor (%) =	50	
Reduction Value =	2975	GPM
TOTAL:	2975	GPM
Required Fire Flow - Rounded =	3000	**GPM**
(if < 2500 nearest 250)		
(if > 2500 nearest 500)		
*Fire Hydrants Required	N/A	
(1,500 GPM max each)		

NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO REFERENCE CURRENT DETAILS IN THE VDOT ROAD & BRIDGE STANDARDS. ALL VDOT DETAILS TO BE USED MAY NOT BE OUTLINED IN THE CHART, BUT STILL SHALL REFERENCE TO THE LATEST VDOT STANDARDS.



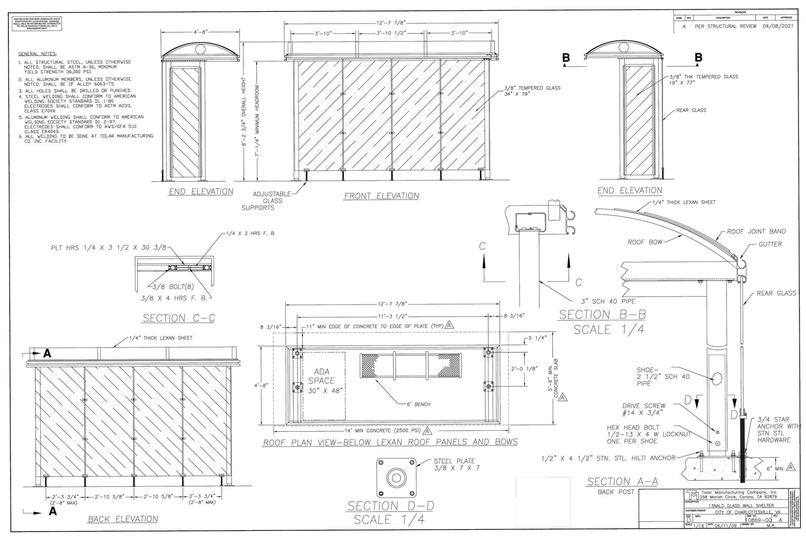




NOTE: ENCLOSURE DETAILS SHOWN FOR REFERENCE; REFER TO ARCHITECTURAL PLAN SET FOR ADDITIONAL DETAILS AND DESIGN.

DUMPSTER ENCLOSURE DETAILS

N.T.S.



BUS STOP

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-1	STANDARD DROP INLET 12" - 24" PIPE; MAX. DEPTH = 10'	104.01
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
SWM-DR	STORMWATER MANAGEMENT DETAILS TRASH RACK	114.07
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
	CG-12 DETECTABLE WARNING SURFACE (TYPE: MEDIAN AND REFUGE ISLAND APPLICATIONS)	204.05
WP-2	ASPHALT PAVEMENT WIDENING	303.02
GR-2, 2A	STANDARD BLOCKED-OUT W-BEAM GUARDRAIL	501.05
	STANDARD BLOCKED-OUT W-BEAM GUARDRAIL	505
STP-1	SQUARE TUBE SIGN POST (GENERAL)	1321.10
	SQUARE TUBE SIGN POST (FOUNDATION TYPE D AND E DETAILS)	1321.17
MS-1	STANDARD SOLID CONCRETE RAISED MEDIAN STRIP	502

COMMONWEALTH OF VIRGINIA
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06/02/23
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REVISION DESCRIPTION	DATE
COUNTY COMMENTS 1ST	05/05/2022
DESIGN CHANGE	10/12/2022
COUNTY COMMENTS FSP & WPO	01/12/2023
COUNTY COMMENTS FSP & WPO	06/02/2023

DATE 02/07/2022
DRAWN BY R. VAN NIEKERK
DESIGNED BY C. BOLTON
CHECKED BY C. KOTARSKI

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
NOTES & DETAILS

JOB NO. 46883
SHEET NO. C0.3

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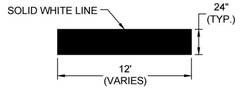
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SIGNAGE NOTES:

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 A 2" SQUARE TUBE POST AND TYPE D FOUNDATIONS IN ACCORDANCE WITH VDOT STANDARD STP-1.
4. ALL MARKING DIMENSIONS AND MATERIALS SHALL BE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATION SECTION 246.

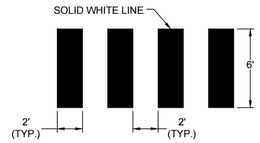


STD. R1-1

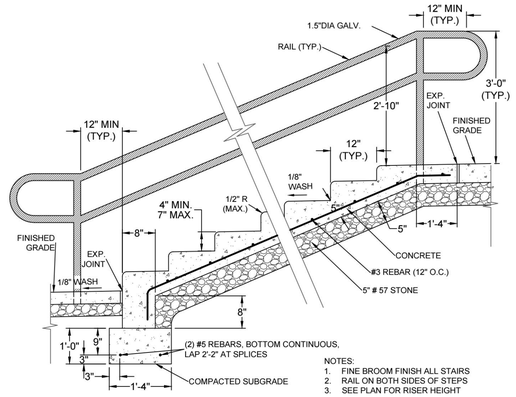


NOTE: STOP SIGNS TO BE 30" WITH HIGH INTENSITY SHEETING

STOP BAR DETAIL
NO SCALE

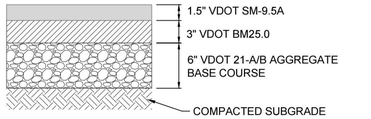


STRIPING AND SIGNAGE DETAIL
No Scale



NOTES:
1. FINE BROOM FINISH ALL STAIRS
2. RAIL ON BOTH SIDES OF STEPS
3. SEE PLAN FOR RISER HEIGHT

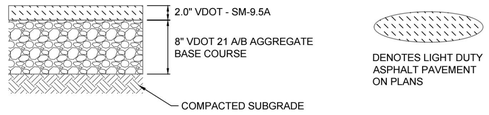
EXTERIOR STAIRS
No Scale



NOTES
1. A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE REQUIRED AT RATE OF 0.3 GALLONS PER SQUARE YARD (REC-250 PRIME COAT).
2. ALL ASPHALT PAVEMENT SECTIONS SHALL BE CONFIRMED WITH ONSITE TESTING BY A QUALIFIED GEOTECHNICAL TESTING AGENCY ONCE SUBGRADE IS REACHED.

DENOTES HEAVY DUTY ASPHALT PAVEMENT ON PLANS

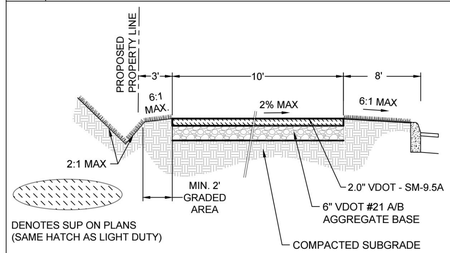
HEAVY DUTY ASPHALT PAVEMENT SECTION
No Scale



DENOTES LIGHT DUTY ASPHALT PAVEMENT ON PLANS

NOTES
1. A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE REQUIRED AT RATE OF 0.3 GALLONS PER SQUARE YARD (REC-250 PRIME COAT).
2. ALL ASPHALT PAVEMENT SECTIONS SHALL BE CONFIRMED WITH ONSITE TESTING BY A QUALIFIED GEOTECHNICAL TESTING AGENCY ONCE SUBGRADE IS REACHED.

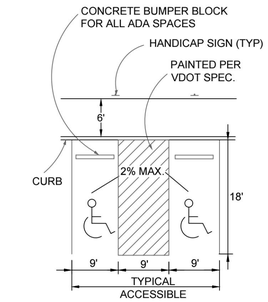
LIGHT DUTY ASPHALT PAVEMENT SECTION
No Scale



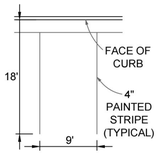
DENOTES SUP ON PLANS (SAME HATCH AS LIGHT DUTY)

NOTES
1. SHARED USE PATH SHALL BE INACCORDANCE WITH APPENDIX A(1) OF THE VDOT ROAD DESIGN MANUAL, LATEST EDITION.
   1.1. PAVEMENT SECTION SHALL BE IN ACCORDANCE WITH FIGURE A(1)-12.
   1.2. ADDITIONAL DIMENSION CAN BE FOUND ON A(1)-6 & A(1)-7.
2. ALL SIGNS SHALL BE PLACED BETWEEN THE PATH AND CURB; NO SIGNS BETWEEN PATH AND PROPERTY LINE.

CLASS A – TYPE 2 SHARED USE PATH
No Scale



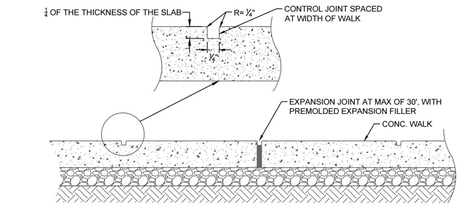
HANDICAP SPACES



REGULAR SPACE

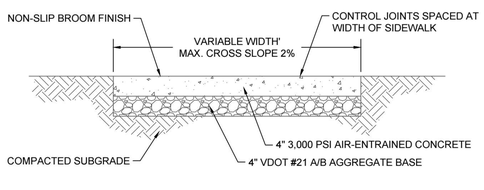
NOTES:
1. SIGNS TO BE INSTALLED BEHIND THE SIDEWALK.
2. ONE SIGN IN EACH GROUP SHALL BE DESIGNATED WITH A "VAN ACCESSIBLE" SIGN.

TYPICAL PARKING SPACE DETAILS
No Scale



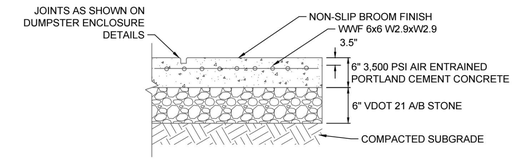
CONCRETE SIDEWALK JOINT DETAIL
No Scale

NOTE: SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT STANDARDS.



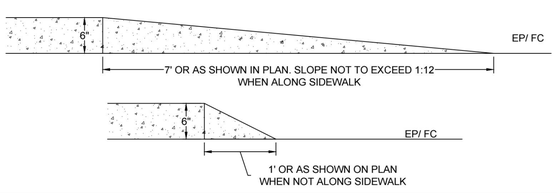
DENOTES CONCRETE SIDEWALK PAVEMENT ON PLANS

CONCRETE SIDEWALK PAVEMENT SECTION
No Scale



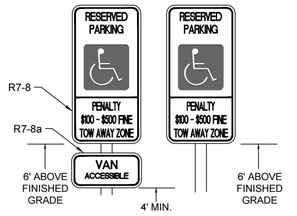
DENOTES CONCRETE SERVICE AREA PAVEMENT ON PLANS

HEAVY DUTY CONCRETE SECTION
No Scale



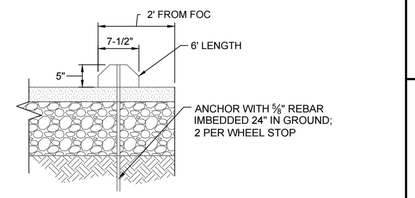
CURB WIPE DOWN DETAIL
No Scale

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

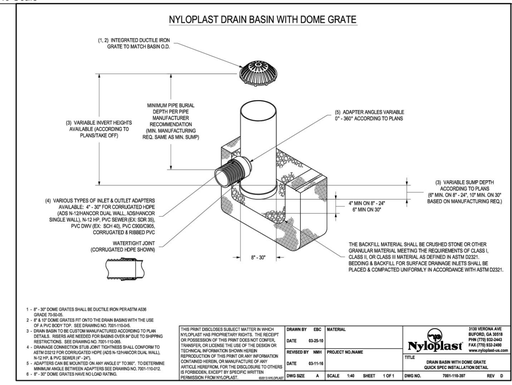


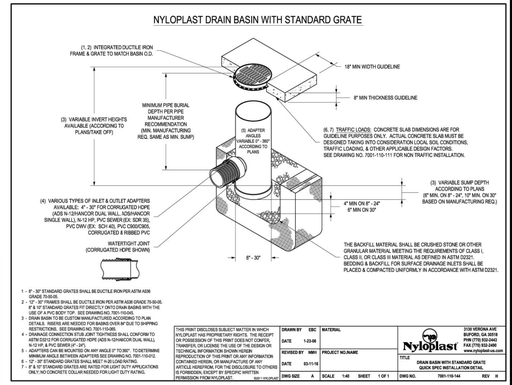
SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY DISABLED PERSONS. PROVIDE 12"X 18" R7-8 SIGNS WITH 4" INTERNATIONAL WHEELCHAIR SYMBOL AT EACH PARKING SPACE INDICATED ON SITE PLAN. ON THE SAME SIGN, OR A SEPARATE SIGN BELOW, "PENALTY, $100-$500 FINE, TOW AWAY ZONE" MUST BE INCLUDED (VA CODE 36-99.11). BELOW THESE SIGNS, PROVIDE A 12"x6" R7-8a SIGN FOR SPACES IDENTIFIED AS 'VAN' ON THE PLANS. POST SHALL BE 2" SQUARE TUBE WITH TYPE D FOUNDATIONS IN ACCORDANCE WITH VDOT STANDARD STP-1D.

R7-8 PARKING SIGNS FOR PERSONS WITH DISABILITIES
No Scale



PRECAST CONCRETE WHEEL STOP
No Scale





NOTES:
1. ALL YARD DRAINS SHALL BE NYLOPLAST OR APPROVED EQUAL. DETAIL REPRESENTS GENERAL SPECIFICATIONS FOR THE DRAINS, BUT MAY NOT CONTAIN ALL INFORMATION FOR ALL DRAIN TYPES. REFER TO MANUFACTURER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. FILL SUMPS WITH CONCRETE OR MANUFACTURED PLUGS.
3. CONCRETE COLLAR NOT REQUIRED.

COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
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06/02/23
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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS 1SP
08/12/2022	DESIGN CHANGE/PLAT
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE: 02/07/2022
DRAWN BY: R. VAN NIEKERK
DESIGNED BY: C. BOLTON
CHECKED BY: C. KOTARSKI

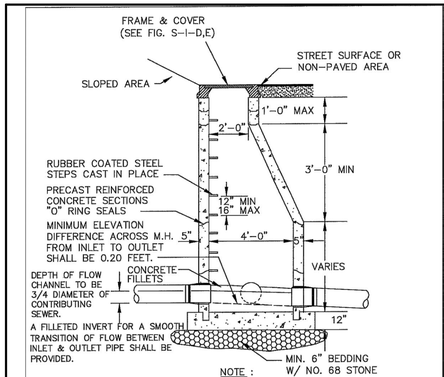
TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
SITE DETAILS

JOB NO. 46883
SHEET NO. C0.4

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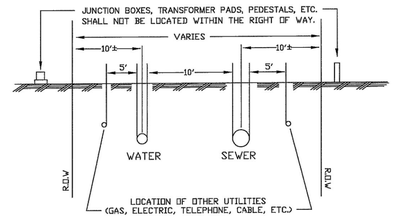


NOTE :

1. BEDDING THICKNESS REQUIREMENT SHOWN IS MINIMUM AND SHALL BE SPECIFICALLY DETERMINED BY THE CONSULTANT FOR THE SOIL CONDITIONS.
2. THE CONSULTANT WILL DETERMINE WHETHER MANHOLES SHALL HAVE EXTENDED OR NON-EXTENDED BASES.
3. ALL JOINTS, LIFT HOLES, INLETS, OUTLETS TO BE SEALED & GROUTED INSIDE AND OUT.

TYPICAL MANHOLE SECTION SHOWING BRANCH TIE-IN

N.T.S
FIG. S-1-A



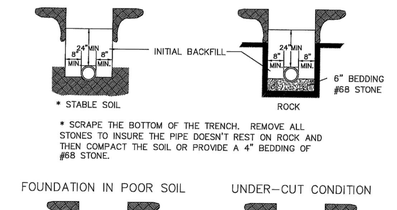
EASEMENT WIDTHS: WATER OR SEWER ONLY - 20' MINIMUM
WATER & SEWER — 30' MINIMUM

* 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



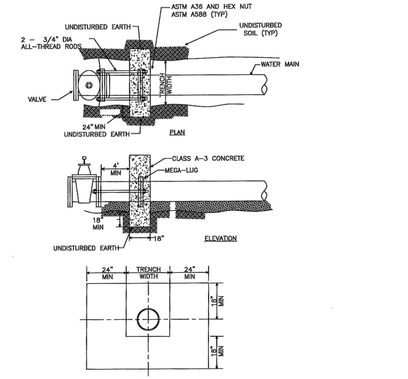
* SCRAPE THE BOTTOM OF THE TRENCH. REMOVE ALL STONES TO INSURE THE PIPE DOESN'T REST ON ROCK AND THEN COMPACT THE SOIL OR PROVIDE A 4" BEDDING OF #68 STONE.

NOTE :

1. NO ROCKS SHALL BE ALLOWED WITHIN 24" OF THE WATER LINES.
2. NO ROCKS LARGER THAN 6" IN ANY DIMENSION SHALL BE ALLOWED ABOVE THE INITIAL BACKFILL.
3. THE INITIAL BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LIFTS.
4. NO ORGANIC OR FROZEN MATERIAL OR DEBRIS SHALL BE ALLOWED IN THE TRENCH.
5. BELL HOLES SHALL BE DUG OUT IN ALL CASES.

DUCTILE IRON WATER PIPE INSTALLATION & BEDDING

NTS
FIG. W-2

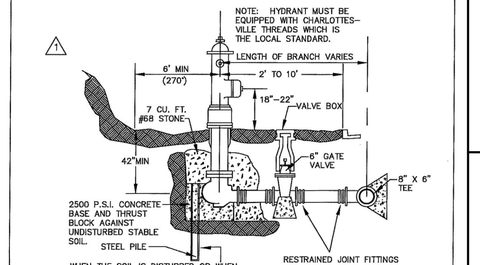


NOTE:

1. ALL RODS AND FASTENERS SHALL BE GIVEN TWO COATS OF ASPHALTIC PAINT AFTER ASSEMBLY.
2. CONTRACTOR SHALL ENSURE THAT THE COLLAR BEARS AGAINST UNDISTURBED SOIL FOR THE MINIMUM DIMENSION SHOWN.
3. DIMENSIONS SHOWN BEYOND THE TRENCH WIDTH ARE ABSOLUTE MINIMUM. IF THE TRENCH WIDTH IS LARGER DURING CONSTRUCTION, THE COLLAR DIMENSIONS SHALL INCREASE ACCORDINGLY.

CROSS ANCHOR RESTRAINTS FOR VALVES

NTS
Fig. W-3C

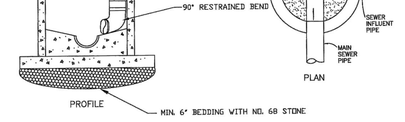


NOTE :

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

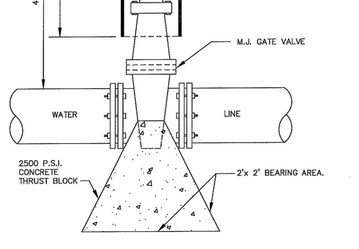
N.T.S.



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

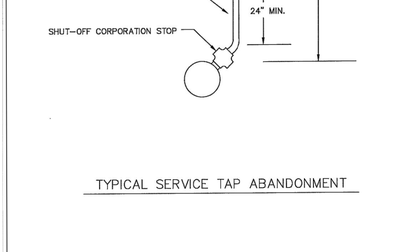
N.T.S.
FIG. S-1-C2



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

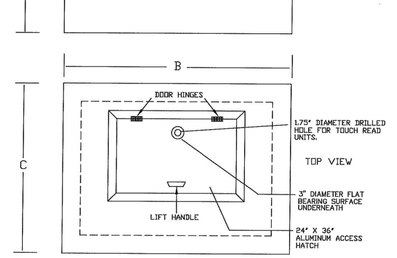
TYPICAL GATE VALVE

NTS
FIG. W-5



TYPICAL SERVICE TAP ABANDONMENT

NTS
FIG. W-6B

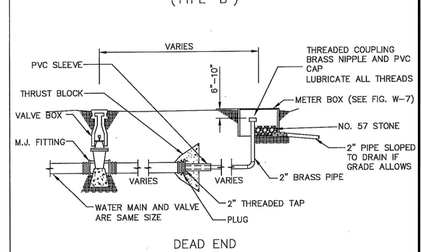


TD-6

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.		

TYPICAL METER VAULT

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

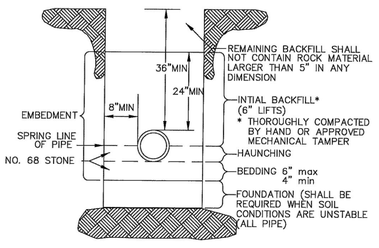


ON-LINE
(TYPE "B")

DEAD END
(TYPE "A")

TYPICAL BLOW-OFF ASSEMBLY

NTS
FIG. W-8

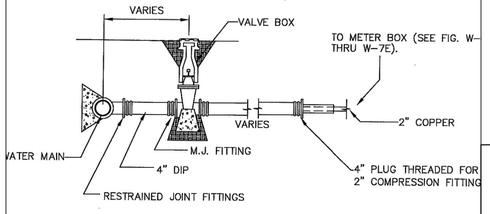


NOTE :

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

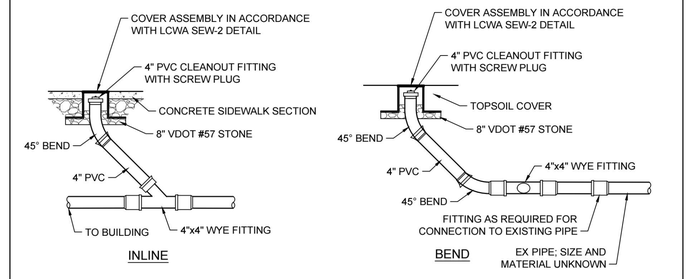


NOTES:

- 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



SANITARY CLEANOUT DETAIL

No Scale

Conditions

Laying Condition:	Type 4
Soil Condition:	Clay 2
Depth of Pipe:	3 Feet
Design Pressure:	150 PSI
Safety Factor:	1.5

Fittings and Valves:

Type	Pipe Diameter 4-inch	6-inch	8-inch	10-inch	12-inch
90-degree bend					
Horizontal	13	19	25	31	36
Vertical Up	13	19	25	31	36
Vertical Down	27	39	51	62	74
45-degree bend					
Horizontal	6	8	10	13	15
Vertical Up	6	8	10	13	15
Vertical Down	11	16	21	26	31
22.5-degree bend					
Horizontal	3	4	5	6	7
Vertical Up	3	4	5	6	7
Vertical Down	3	4	5	6	7
11.25-degree bend					
Horizontal	1	2	2	3	4
Vertical Up	1	2	2	3	4
Vertical Down	3	4	5	6	7
Cap	14	19	25	31	37
Valve	14	19	25	31	37

Tees and Wyes:

Branch Diameter	Run Diameter 4-inch	6-inch	8-inch	10-inch	12-inch
4-inch	13	13	13	13	13
6-inch	19	19	19	19	19
8-inch	25	25	25	25	25
10-inch	31	31	31	31	31
12-inch	37	37	37	37	37

Reducers:

Large Diameter	Small Diameter 4-inch	6-inch	8-inch	10-inch	12-inch
4-inch	N/A	N/A	N/A	N/A	N/A
6-inch	10	N/A	N/A	N/A	N/A
8-inch	18	11	N/A	N/A	N/A
10-inch	25	19	10	N/A	N/A
12-inch	32	27	20	11	N/A

* - Distances are given in feet both upstream and downstream from the fitting.

CITY OF CHARLOTTESVILLE

REVISION	DATE	CITY STANDARDS
		RESTRAINED JOINT PIPE LENGTHS CHARTS
		SCALE: N.T.S. STANDARD NUMBER: W 2.4
	JULY	2011

C.E. CAMPBELL BOLTON
Lic. No. 51495
06/02/23
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS 1ST
08/31/2022	COUNTY COMMENTS FSP & WPO
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE 02/07/2022
DRAWN BY R. VAN NIEKERK
DESIGNED BY C. BOLTON
CHECKED BY C. KOTARSKI

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
UTILITY DETAILS

JOB NO. 46883
SHEET NO. C0.5

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SHEET C1.1 | SHEET C1.2 | SHEET C1.3 | SHEET C1.4 | SHEET C1.5 | SHEET C1.6

JOHN WARNER PKWY

RIO ROAD EAST (ROUTE 631)

SIG POLE

TM 61-167C
RIO POINT LLC
WB. 173, PG. 237
25.926 ACRES

APPROXIMATE LOCATION
FEDERAL DAM BREAK
INNUNDATION AREA

MEADOW CREEK

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

ZONE AE

FLOODWAY

0.2% ANNUAL
CHANCE FLOOD
LINE

EDGE CREEK

TMP
61A-03-B1
COUNTY OF
ALBEMARLE
NO DEED
FOUND

TMP 61A-05-A
PHASE THREE VILLAGE
SQUARE OWNERS ASSOC
DB 1637, PG. 35

TMP 61-167A
RIO COMMONS LLC
DB. 5085, PG. 669

TM 61-167A
RIO COMMONS LLC
DB. 5085 PG. 669

TMP 61-171
STRUMLAUF, STEVEN OR SONIA FOX
DB. 672, PG. 165

TMP 61-170
CHARLOTTESVILLE WALDORF SCHOOL INC
DB. 4202, PG. 453

DUNLORA FOREST
SUBDIVISION

790.99'

NAD 83

SCALE 1"=80'
0 80' 160'

COMMONWEALTH OF VIRGINIA
MICHAEL W. DORSEY
Lic. No.001675
6/02/25
LAND SURVEYOR

THIS DRAWING PREPARED AT THE
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08/01/2022	DESIGN CHANGE/ADJ
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
MWD

DESIGNED BY

CHECKED BY
JCM

1" = 80'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
OVERALL TOPOGRAPHIC SURVEY

JOB NO.
46883

SHEET NO.
C1.0

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S:\1\05\46883-Wetsel_Property\DWG\Sheet\CD\46883-103-C1.0-TOPO.dwg | Plotted on 6/2/2023 2:26 PM | by Ben Perdue

LEGEND:

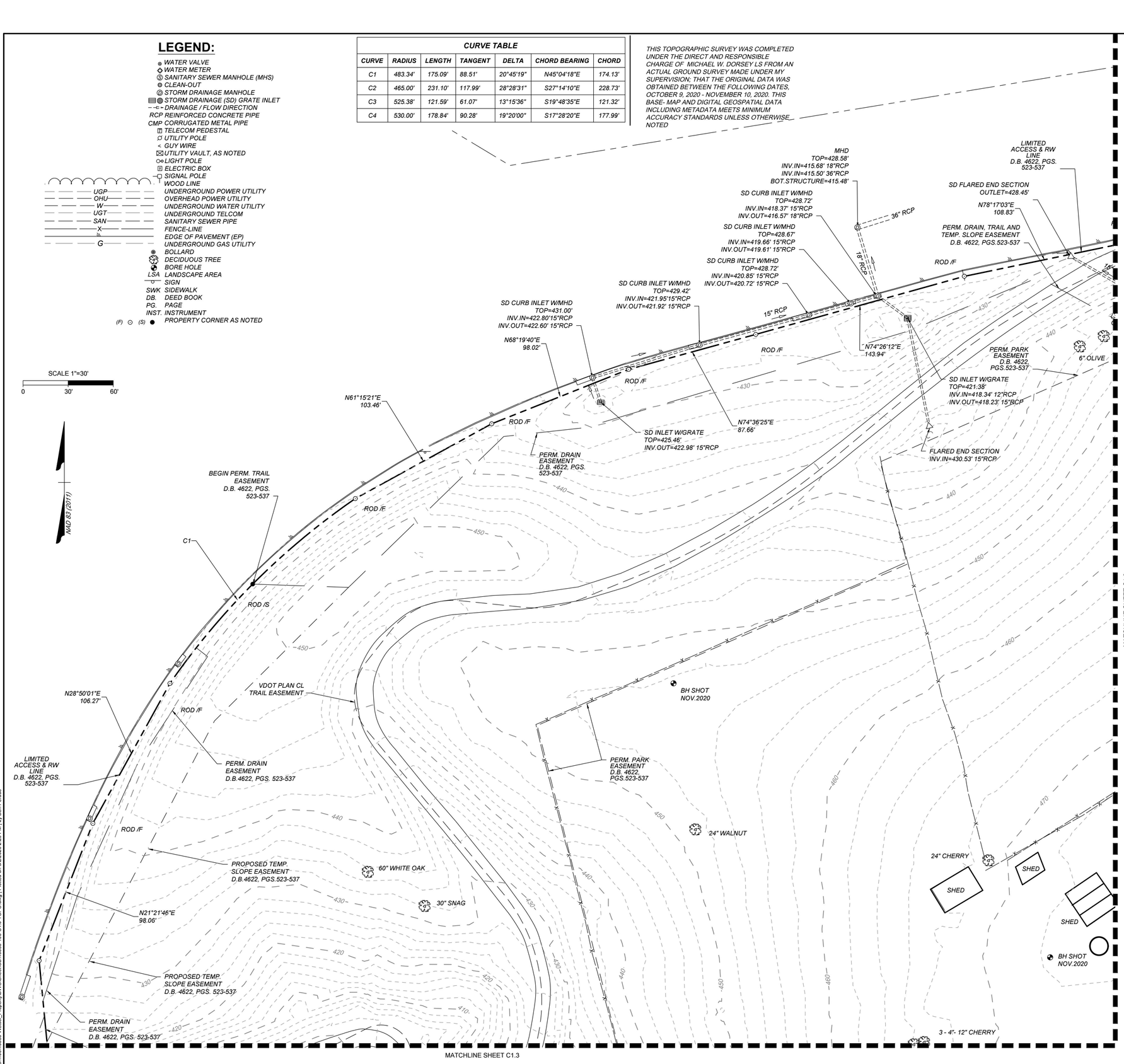
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE (MHS)
- CLEAN-OUT
- STORM DRAINAGE MANHOLE
- STORM DRAINAGE (SD) GRATE INLET
- DRAINAGE / FLOW DIRECTION
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- TELECOM PEDESTAL
- UTILITY POLE
- GUY WIRE
- UTILITY VAULT, AS NOTED
- LIGHT POLE
- ELECTRIC BOX
- SIGNAL POLE
- WOOD LINE
- UGP UNDERGROUND POWER UTILITY
- OHU OVERHEAD POWER UTILITY
- W UNDERGROUND WATER UTILITY
- UGT UNDERGROUND TELCOM
- SAN SANITARY SEWER PIPE
- X FENCE-LINE
- EDGE OF PAVEMENT (EP)
- G UNDERGROUND GAS UTILITY
- BOLLARD
- DECIDUOUS TREE
- BORE HOLE
- LSA LANDSCAPE AREA
- SIGN
- SWK SIDEWALK
- DB. DEED BOOK
- PG. PAGE
- INST. INSTRUMENT
- (F) (S) PROPERTY CORNER AS NOTED

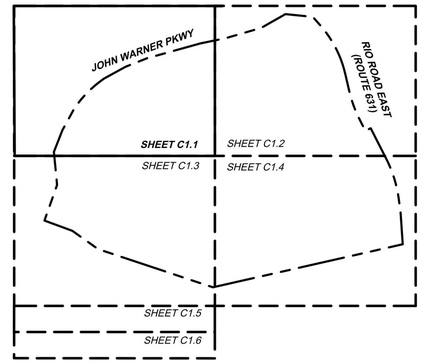
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	483.34'	175.09'	88.51'	20°45'19"	N45°04'18"E	174.13'
C2	465.00'	231.10'	117.99'	28°28'31"	S27°14'10"E	228.73'
C3	525.38'	121.59'	61.07'	13°15'36"	S19°48'35"E	121.32'
C4	530.00'	178.84'	90.28'	19°20'00"	S17°28'20"E	177.99'

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL W. DORSEY LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED BETWEEN THE FOLLOWING DATES, OCTOBER 9, 2020 - NOVEMBER 10, 2020. THIS BASE- MAP AND DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED

SCALE 1"=30'
0 30' 60'

NAD 83 (2011)





SURVEY NOTES:

1. PROPERTY AND ZONING INFORMATION:

OWNER: HELENA OTTILIA WETSEL ET ALS
REFERENCE: WILL BOOK 173 PAGE 237
TM PARCEL NO. : 61-167 & 61-167C
AREA: 27.508 ACRES
ZONED: R-4 RESIDENTIAL
PROPERTY ADDRESS: 878 RIO ROAD EAST CHARLOTTESVILLE VA 22901

DIMENSIONAL ZONING REGULATIONS: *PER ALBEMARLE COUNTY CODE SEC 4.19 ; SEE COUNTY OF ALBEMARLE LAND DEVELOPMENT REGULATIONS;*

SETBACKS AND STEPBACKS

FRONT MIN. CLOSEST SETBACK OF AN EXISTING MAIN BUILDING WITHIN 500 FEET IN EACH DIRECTION ALONG THE SAME SIDE OF THE STREET FRONTED. NO MAX.

GARAGE MIN. FRONT LOADING ATTACHED OR DETACHED GARAGE: WHICHEVER IS GREATER BETWEEN THE CLOSEST SETBACK OF AN EXISTING MAIN BUILDING WITHIN 500 FEET IN EACH DIRECTION ALONG THE SAME SIDE OF THE STREET FRONTED OR 18 FEET FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY. SIDE LOADING GARAGE: CLOSEST SETBACK OF AN EXISTING STRUCTURE WITHIN 500 FEET IN EACH DIRECTION ALONG STREET FRONTED. NO MAX.

SIDE MIN. 10 FEET, UNLESS THE BUILDING SHARES A COMMON WALL; PROVIDED THAT (A) IN THE R-10 AND R-15 DISTRICTS IF THE ABUTTING LOT IS ZONED RESIDENTIAL OTHER THAN R-10 AND R-15, RURAL AREAS, OR THE MONTICELLO HISTORIC DISTRICT, ANY DWELLING UNIT THAT EXCEEDS 35 FEET IN HEIGHT SHALL BE SET BACK TEN FEET PLUS ONE FOOT FOR EACH FOOT THE DWELLING UNIT EXCEEDS 35 FEET IN HEIGHT; AND (B) ANY MINIMUM SIDE SETBACK OTHERWISE REQUIRED BY THIS SECTION MAY BE REDUCED IN ACCORDANCE WITH SECTION 4.11.3 . NO SIDE MAX.

REAR MIN. 20 FEET AND NO REAR MAX.

INFILL: STEPBACKS

FRONT 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 A MINIMUM OF 15 FEET. NO SIDE AND REAR STEPBACKS

NON-INFILL: SETBACKS

FRONT-MIN. 5 FEET FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY

FRONT-MAX. IN THE R-1 AND R-2 DISTRICTS: NONE. IN THE R-4, R-6, R-10, AND R-15 DISTRICTS: 25 FEET FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY; NONE, ON ANY LOT, INCLUDING A CORNER LOT, ABUTTING A PRINCIPAL ARTERIAL HIGHWAY OR INTERSTATE

GARAGE MIN. FRONT LOADING GARAGE: 18 FEET FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY. SIDE LOADING GARAGE: FIVE FEET FROM THE RIGHT-OF-WAY OR THE EXTERIOR EDGE OF THE SIDEWALK IF THE SIDEWALK IS OUTSIDE OF THE RIGHT-OF-WAY. NO GARAGE MAX.

SIDE-MIN. 5 FEET, UNLESS THE BUILDING SHARES A COMMON WALL; PROVIDED THAT (A) IN THE R-10 AND R-15 DISTRICTS IF THE ABUTTING LOT IS ZONED RESIDENTIAL OTHER THAN R-10 AND R-15, RURAL AREAS, OR THE MONTICELLO HISTORIC DISTRICT, ANY DWELLING UNIT THAT EXCEEDS 35 FEET IN HEIGHT SHALL BE SET BACK FIVE FEET PLUS ONE FOOT EACH FOOT THE DWELLING UNIT EXCEEDS 35 FEET IN HEIGHT; AND (B) ANY MINIMUM SIDE SETBACK OTHERWISE REQUIRED BY THIS SECTION MAY BE REDUCED IN ACCORDANCE WITH SECTION 4.11.3 NO SIDE MAX.

REAR MIN. 20 FEET. NO REAR MAX.

NON-INFILL: BUILDING SEPARATION MIN. 10 FEET, UNLESS THE BUILDING SHARES A COMMON WALL; PROVIDED THAT IN THE R-10 AND R-15 DISTRICTS IF THE ABUTTING LOT IS ZONED RESIDENTIAL OTHER THAN R-10 AND R-15, RURAL AREAS, OR THE MONTICELLO HISTORIC DISTRICT, ANY BUILDING THAT EXCEEDS 35 FEET IN HEIGHT SHALL BE SEPARATED FROM ANY OTHER BUILDING BY TEN FEET PLUS ONE FOOT FOR EACH FOOT THE BUILDING EXCEEDS 35 FEET IN HEIGHT. NO SIDE MAX.

NON-INFILL: STEPBACKS

FRONT 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. NO SIDE AND REAR STEPBACKS

2. *NO EVIDENCE OF A CEMETERY OR BURIAL GROUND OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY FIELDWORK.*
3. *BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS IN FEMA DEFINED FLOOD ZONE "X", WITH A SMALL STRIP OF ZONE AE (WITH BFE) AND ZONE AE (FLOODWAY) AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 51003C0287D, EFFECTIVE DATE FEBRUARY 4, 2005.*
4. *HORIZONTAL (NAD 83 NA 2011) DATUM ESTABLISHED THROUGH REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS. COORDINATE VALUES, IF SHOWN HEREON, ARE BASED ON VIRGINIA STATE GRID, SOUTH ZONE*
5. *THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY HAVING A COMMITMENT NUMBER OF 66656 AND A COMMITMENT DATE OF OCTOBER 1, 2020 AT 8:30 am*
6. *UNDERGROUND UTILITIES SHOWN ON THIS PLAT WERE TAKEN FROM MISS UTILITY TICKET NO. A028001585 MARKINGS OR VISIBLE EVIDENCE FOUND ON THE GROUND.*
7. *THIS SURVEY SHOWN HEREON IS BASED ON A FIELD SURVEY COMPLETED OCTOBER 20, 2020*
8. *NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION / ADDITIONS OBSERVED THIS SURVEY*
9. *NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WERE MADE AVAILABLE TO THE SURVEYOR AT THIS TIME*
10. *THERE WERE NO ENCROACHING STRUCTURAL APPURTENANCES AND PROJECTIONS OBSERVED THIS SURVEY EXCEPT AS SHOWN ON THE PLAT*
11. *NO WETLANDS INFORMATION WAS PROVIDED AND NO WETLANDS FLAGS WERE FOUND.*
12. *THIS PROPERTY SUBJECT TO FEDERAL DAM BREAK INUNDATION ZONE AND WATER PROTECTION ORDINANCE BUFFERS OVERLAYS.*
13. *VDOT PLAN REFERENCED ON SHEET 2 IS 0631-002-128,C502*

EXISTING CONDITIONS SURVEY

PARCEL OF LAND FRONTING THE SOUTHEASTERN RIGHT OF WAY LINE OF JOHN W. WARNER PARKWAY AND THE WESTERN SIDE OF RIO ROAD EAST
AND BEING TAX MAP PARCELS 61-167 & 61-167C
IN THE COUNTY OF ALBEMARLE, VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL W. DORSEY
Lic. No.001675
6/02/25
LAND SURVEYOR

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

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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS ISP
08/12/2022	COUNTY COMMENTS FSP & WPO
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE 02/07/2022
DRAWN BY MWD
DESIGNED BY ------
CHECKED BY JCM
1" = 30'

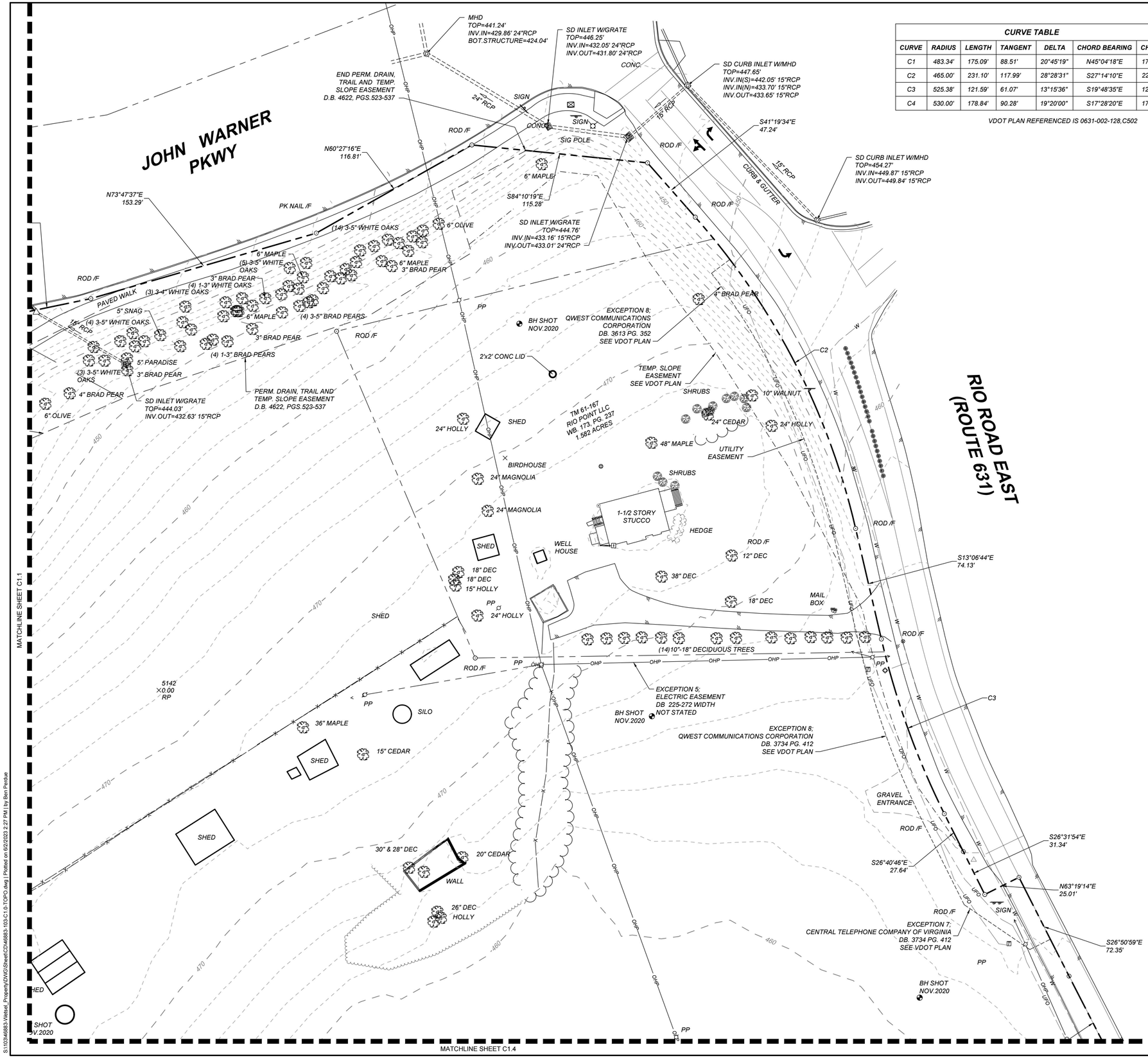
TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
TOPOGRAPHIC SURVEY

JOB NO. 46883
SHEET NO. C1.1

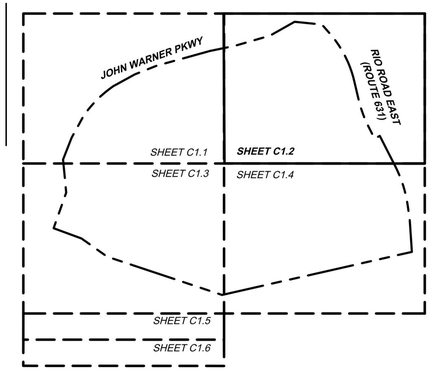
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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
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C4	530.00'	178.84'	90.28'	19°20'00"	S17°28'20"E	177.99'

VDOT PLAN REFERENCED IS 0631-002-128,C502



SCALE 1"=30'
0 30' 60'

NAD 83 (2011)

LEGEND:

- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE (MHS)
- CLEAN-OUT
- STORM DRAINAGE MANHOLE
- STORM DRAINAGE (SD) GRATE INLET
- DRAINAGE / FLOW DIRECTION
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- TELECOM PEDESTAL
- UTILITY POLE
- GUY WIRE
- UTILITY VAULT, AS NOTED
- LIGHT POLE
- ELECTRIC BOX
- SIGNAL POLE
- WOOD LINE
- UGP — UNDERGROUND POWER UTILITY
- OHU — OVERHEAD POWER UTILITY
- W — UNDERGROUND WATER UTILITY
- UGT — UNDERGROUND TELCOM
- SAN — SANITARY SEWER PIPE
- FENCE-LINE
- EDGE OF PAVEMENT (EP)
- G — UNDERGROUND GAS UTILITY
- BOLLARD
- DECIDUOUS TREE
- BORE HOLE
- LSA LANDSCAPE AREA
- SIGN
- SWK SIDEWALK
- DB. DEED BOOK
- PG. PAGE
- INST. INSTRUMENT
- (F) (S) PROPERTY CORNER AS NOTED

EXISTING CONDITIONS SURVEY

PARCEL OF LAND FRONTING THE SOUTHEASTERN RIGHT OF WAY LINE OF JOHN W. WARNER PARKWAY AND THE WESTERN SIDE OF RIO ROAD EAST
AND BEING TAX MAP PARCELS 61-167 & 61-167C
IN THE COUNTY OF ALBEMARLE, VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL W. DORSEY
Lic. No.001675
6/02/25
LAND SURVEYOR

THIS DRAWING PREPARED AT THE
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608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS, 1SP
06/13/2022	COUNTY COMMENTS, 2SP
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE 02/07/2022
DRAWN BY MWD
DESIGNED BY ------
CHECKED BY JCM
1" = 30'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
TOPOGRAPHIC SURVEY

JOB NO. 46883
SHEET NO. C1.2

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MATCHLINE SHEET C1.1

JOHN WARNER PKWY ©

PROPOSED TEMP SLOPE EASEMENT D.B. 4622, PGS. 523-537

PERM. DRAIN EASEMENT D.B. 4622, PGS. 523-537

N5°30'12"W 92.02'

LIMITED ACCESS LINE D.B. 4622, PGS. 523-537

N5°26'37"W 47.17'

VDOT PLAN CL TRAIL EASEMENT

RIP RAP

APPROXIMATE FLOOD INUNDATION LINE

N19°29'21"E 158.46'

N69°48'38"W 124.68'

N54°35'37"W 132.04'

MEADOW CREEK

N71°35'30"W 507.35'

BH SHOT NOV.2020

3 - 4"- 12" CHERRY

(3) 12"- 15" CEDARS

36" PARADISE

(2)12" CEDARS

(2) 30" WHITE OAKS

36" WHITE OAK

6" HOLLY

36" CHERRY

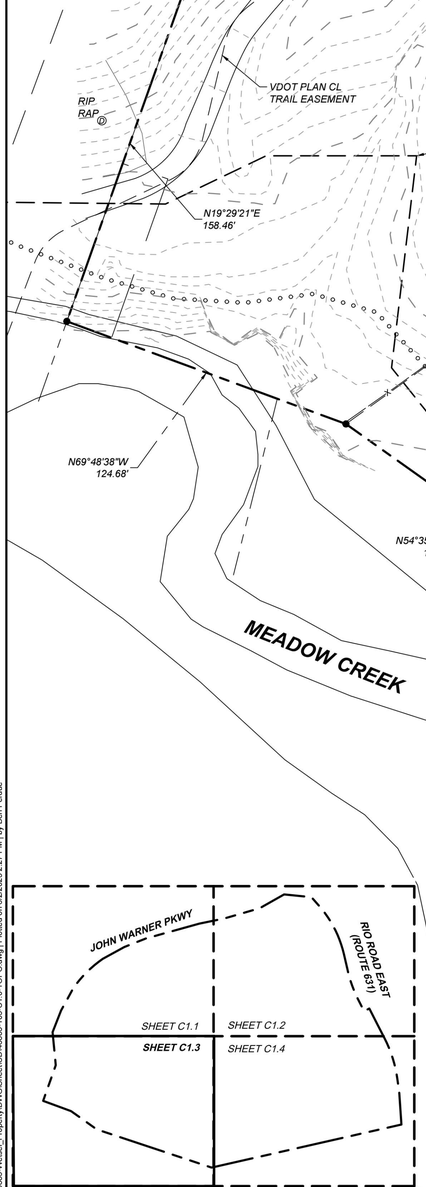
36" WHITE OAK

36" BLACK OAK

36" BLACK OAK

MATCHLINE SHEET C1.4

MATCHLINE SHEET C1.5



NOTES:
VDOT PLAN REFERENCED IS 0631-002-128,C502

NAD 83 (2011)

SCALE 1"=30'
0 30' 60'

LEGEND:

- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE (MHS)
- CLEAN-OUT
- STORM DRAINAGE MANHOLE
- STORM DRAINAGE (SD) GRATE INLET
- DRAINAGE / FLOW DIRECTION
- RCP REINFORCED CONCRETE PIPE
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- SAN — SANITARY SEWER PIPE
- X — FENCE-LINE
- EDGE OF PAVEMENT (EP)
- G — UNDERGROUND GAS UTILITY
- BOLLARD
- DECIDUOUS TREE
- BORE HOLE
- LSA LANDSCAPE AREA
- SIGN
- SWK SIDEWALK
- DB. DEED BOOK
- PG. PAGE
- INST. INSTRUMENT
- (F) (S) PROPERTY CORNER AS NOTED

EXISTING CONDITIONS SURVEY

PARCEL OF LAND FRONTING THE SOUTHEASTERN RIGHT OF WAY LINE OF JOHN W. WARNER PARKWAY AND THE WESTERN SIDE OF RIO ROAD EAST
AND BEING TAX MAP PARCELS 61-167 & 61-167C
IN THE COUNTY OF ALBEMARLE, VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL W. DORSEY
Lic. No.001675
6/02/25
LAND SURVEYOR

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10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE 02/07/2022
DRAWN BY MWD
DESIGNED BY ------
CHECKED BY JCM
1" = 30'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
TOPOGRAPHIC SURVEY

JOB NO. 46883
SHEET NO. C1.3

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MATCHLINE SHEET C1.2

MATCHLINE SHEET C1.3

SEE VDOT PLAN

72.35'

S27°08'20"E
68.72'

C4

S7°48'20"E
58.27'

S3°51'59"E
133.59'

ROD /F

816.00' S77°13'14"W

EXCEPTION 6:
ELECTRIC EASEMENT
DB. 292 PG. 536 (BLANKET)

APPROXIMATE STREAM

JOHN WARNER PKWY

RIO ROAD EAST (ROUTE 631)

SHEET C1.1 | SHEET C1.2
SHEET C1.3 | SHEET C1.4
SHEET C1.5
SHEET C1.6

NAD 83 (2011)

SCALE 1"=30'
0 30' 60'

EXISTING CONDITIONS SURVEY

PARCEL OF LAND FRONTING THE SOUTHEASTERN RIGHT OF WAY LINE OF JOHN W. WARNER PARKWAY AND THE WESTERN SIDE OF RIO ROAD EAST
AND BEING TAX MAP PARCELS 61-167 & 61-167C
IN THE COUNTY OF ALBEMARLE, VIRGINIA

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	483.34'	175.09'	88.51'	20°45'19"	N45°04'18"E	174.13'
C2	465.00'	231.10'	117.99'	28°28'31"	S27°14'10"E	228.73'
C3	525.38'	121.59'	61.07'	13°15'36"	S19°48'35"E	121.32'
C4	530.00'	178.84'	90.28'	19°20'00"	S17°28'20"E	177.99'

LEGEND:

- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE (MHS)
- CLEAN-OUT
- STORM DRAINAGE MANHOLE
- STORM DRAINAGE (SD) GRATE INLET
- DRAINAGE / FLOW DIRECTION
- RCP REINFORCED CONCRETE PIPE
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- TELECOM PEDESTAL
- UTILITY POLE
- GUY WIRE
- UTILITY VAULT, AS NOTED
- LIGHT POLE
- ELECTRIC BOX
- SIGNAL POLE
- WOOD LINE
- UGP UNDERGROUND POWER UTILITY
- OHU OVERHEAD POWER UTILITY
- W UNDERGROUND WATER UTILITY
- UGT UNDERGROUND TELCOM
- SAN SANITARY SEWER PIPE
- X FENCE-LINE
- EDGE OF PAVEMENT (EP)
- G UNDERGROUND GAS UTILITY
- BOLLARD
- DECIDUOUS TREE
- BORE HOLE
- LSA LANDSCAPE AREA
- SIGN
- SWK SIDEWALK
- DB. DEED BOOK
- PG. PAGE
- INST. INSTRUMENT
- (F) (S) PROPERTY CORNER AS NOTED

COMMONWEALTH OF VIRGINIA
MICHAEL W. DORSEY
Lic. No.001675
6/02/25
LAND SURVEYOR

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05/05/2022	COUNTY COMMENTS #1
08/31/2022	DESIGN UPDATE/DRAFT
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE 02/07/2022
DRAWN BY MWD
DESIGNED BY ------
CHECKED BY JCM
1" = 30'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
TOPOGRAPHIC SURVEY

JOB NO. 46883
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MATCHLINE SHEET C1.3

EX. 50' GREENWAY EASEMENT FOR ALBEMARLE COUNTY DB. 3324, PG. 433

ZONE X
ZONE AE
ZONE AE "FLOODWAY"

IRF
ROD /F

NAD 83 (NA 2011)

TMP 61-167A
RIO COMMONS LLC
DB. 5085, PG. 669

TMP 61-168
CHARLOTTESVILLE
, PG. 523

TMP 61A-03-B1
COUNTY OF ALBEMARLE
NO DEED FOUND

TMP 61-170
CHARLOTTESVILLE WALDORF SCHOOL INC
DB. 4202, PG. 453

SCALE 1"=25'
0 25' 50'

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

TMP 61A-05-A
PHASE THREE VILLAGE SQUARE OWNERS ASSOC
DB 1637, PG. 35

EX. VARIABLE WIDTH SANITARY SEWER EASEMENT DB. 1723, PG. 683

SAN CO ELEV. = 402.42' (TOP)

BUILDING

MHS
TOP=387.11'
INV. IN=383.01' 8" PVC
INV. OUT=382.91' 8" PVC

STONE WALL (WV 1.0')

EX. VAR. WIDTH UTILITY EASEMENT DB. 864, PG. 380 (PLAT) DB. 1869, PG. 380 (ACSA SANITARY SEWER ESMT.)

WOOD RETAINING WALL

C/L EARTHEN PATH

LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 18
LOT 19
LOT 20

PHASE THREE THE VILLAGE SQUARE

TMP 61A-05-A
PHASE THREE VILLAGE SQUARE OWNERS ASSOC
DB 1637, PG. 35

IRF

MATCHLINE SHEET C1.6

LEGEND

- STORM MANHOLE
- ELECTRIC METER
- SANITARY CLEANOUT
- SANITARY MANHOLE
- DB. DEED BOOK
- PG. PAGE
- IRON ROD FOUND
- IRON PIPE FOUND
- TREE LINE
- FEMA FLOOD ZONE DELINEATION

EXISTING CONDITIONS SURVEY

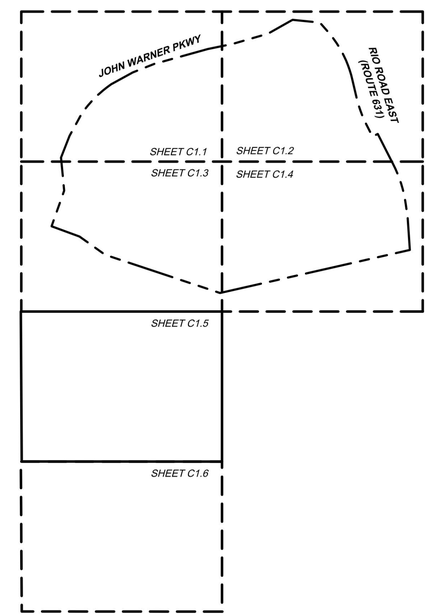
OF SANITARY SEWER & INCIDENTAL FEATURES

VILLAGE SQUARE SANITARY TO MEADOW CREEK INTERCEPTOR

AND BEING

TAX MAP PARCELS 61A-4-A & 61-168

RIO MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA



COMMONWEALTH OF VIRGINIA
JOSEPH C. MEDLEY
Lic. No. 3385
6/02/25
LAND SURVEYOR

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06/02/2023	COUNTY COMMENTS FSP & WPO

DATE: 02/07/2022
DRAWN BY: MWD
DESIGNED BY: ------
CHECKED BY: JCM
1" = 25'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
TOPOGRAPHIC SURVEY

JOB NO. 46883
SHEET NO. C1.5

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LEGEND

- STORM MANHOLE
- ELECTRIC METER
- SANITARY CLEANOUT
- SANITARY MANHOLE
- DB. DEED BOOK
- PG. PAGE
- IRON ROD FOUND
- IRON PIPE FOUND
- TREE LINE
- FEMA FLOOD ZONE DELINEATION

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF JOSEPH C. MEDLEY FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON THE FOLLOWING DATES: AUGUST 4 - 5, 2022, FEBRUARY 16, 2023, AND MARCH 27 & 31, 2023. THIS BASE-MAP AND DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

SURVEY NOTES:

1. HORIZONTAL DATUM IS BASED ON NAD83 (NA2011), VIRGINIA STATE GRID, SOUTH ZONE. VERTICAL DATUM IS BASED ON NAVD88. DATUM ESTABLISHED THROUGH NETWORK GPS (LEICA SmartNET) OBSERVATIONS.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.
3. THE PROPERTY INFORMATION SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS AND A FIELD SURVEY BY THIS FIRM BUT DOES NOT CONSTITUTE A BOUNDARY SURVEY AS DEFINED BY DPOR & THE COMMONWEALTH OF VIRGINIA. MINIMAL MONUMENTATION AVAILABLE FOR VILLAGE SQUARE PHASES TWO & THREE.
4. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0287D, PANEL 287 OF 575, EFFECTIVE DATE FEBRUARY 4, 2005, THE LANDS SHOWN HEREON LIES IN:

   - SHADED 'ZONE AE' 1 % ANNUAL CHANCE **FLOODWA** Y
   - 'ZONE AE', AREAS SUBJECT TO THE 1 % ANNUAL CHANCE (100 YEAR) FLOODPLAIN;
   - SHADED 'ZONE X', AREAS SUBJECT TO THE 0.2 % ANNUAL CHANCE (500 YEAR) FLOODPLAIN;
   - UNSHADED 'ZONE X' AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

MATCHLINE SHEET C1.5

TMP 61A-04-A PHASE TWO VILLAGE SQUARE OWNERS ASSOC DB. 1695, PG. 362

STORM OUTFALL W/ FES INV. (OUT)=371.64' 21" RCP

N5°58'13"W 29.13'

MATCH - THIS SHEET

EX. 20' WATER LINE EASEMENT FOR ACSA DB. 744, PG. 722 (PLAT) DB. 765, PG. 372 (FOR ACSA)

EX. 20' SANITARY SEWER EASEMENT FOR ACSA DB. 744, PG. 722 (PLAT) DB 765, PG. 372 (FOR ACSA)

GAS ESMT. DB. 744, PG. 722 (PLAT)

MHS TOP=375.86' INV. IN=371.13' 8" PVC (S) INV. OUT=370.74' 8" PVC

SOUTH 8" SANITARY (MATCH) 1" = 25'

TMP 61A-05-A PHASE THREE VILLAGE SQUARE OWNERS ASSOC DB 1637, PG. 35

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

EX. VARIABLE WIDTH SANITARY SEWER EASEMENT DB. 1723, PG. 683

MHS TOP=387.11' INV. IN=383.01' 8" PVC INV. OUT=382.91' 8" PVC

WOOD RETAINING WALL (W=0.5')

STONE WALL (W=1.0')

EX. VAR. WIDTH UTILITY EASEMENT DB. 1637, PG. 35 (PLAT) DB. 1989, PG. 480 (ACSA) SANITARY SEWER ESMT.)

SAN CO ELEV. = 402.42' (TOP)

LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9

PHASE THREE THE VILLAGE SQUARE

LOT 18 LOT 19 LOT 20

TMP 61A-05-A PHASE THREE VILLAGE SQUARE OWNERS ASSOC DB 1637, PG. 35

TBM: NAIL SET ELEV.=409.01'

SD CURB INLET W/ MHD (L=6') TOP=408.62' INV. IN=403.97' 12" RCP INV. OUT=403.90' 15" RCP

SD CURB INLET W/ MHD (L=10') TOP=409.89' INV. IN=403.17' 15" RCP INV. OUT=403.08' 15" RCP

SD CURB INLET W/ MHD (L=6') TOP=411.99' INV. IN=401.06' 15" RCP INV. OUT=401.13 15" RCP (INV. OUT OBSERVED AS SHOWN)

SD INLET W/ GRADE 3.0' x 3.3' TOP=412.42' INV. IN=406.92' 12" RCP (N) INV. IN=406.88' 15" RCP (S) INV. OUT=406.73' 15" RCP

SD CURB INLET W/ MHD L=6' TOP=411.65' INV. IN=399.79' 15" RCP (NE) INV. IN=399.72' 15" RCP (E) INV. OUT=399.70' 21" RCP

MHD (STORM MH) TOP=396.44' INV. IN=396.44' 21" RCP INV. OUT=375.00' 21" RCP

EX. 20' UTILITY EASEMENT DB. 864, PG. 350

TOWNE LANE (40' & VAR. WIDTH R/W) DB. 864, PG. 350

LOT 26 LOT 25 PHASE TWO THE VILLAGE SQUARE LOT 24 LOT 23 LOT 22

SSWR CO TOP=392.94' INV.=390.25 (4")

TMP 61A-04-A PHASE TWO VILLAGE SQUARE OWNERS ASSOC DB. 1695, PG. 362

STORM OUTFALL W/ FES INV. (OUT)=371.64' 21" RCP

EX. 20' WATER LINE EASEMENT FOR ACSA DB. 744, PG. 722 (PLAT) DB. 765, PG. 372

TMP 61-168 CITY OF CHARLOTTESVILLE DB. 4622, PG. 523

MHS TOP=368.25' INV. IN=360.0'36" STEEL INV. OUT=360.8' 36" STEEL

(SHADED) ZONE X ZONE AE ZONE X ZONE AE 'FLOODWAY' ZONE AE 'FLOODWAY' ZONE X ZONE AE

EX. 40' SANITARY SEWER EASEMENT FOR CITY OF CHARLOTTESVILLE DB. 321, PG. 121 (W/ PLAT)

EX. 20' SANITARY SEWER EASEMENT DB. 864, PG. 350 DB. 1569, PG. 380 (ACSA)

MHS TOP=369.96' INV. IN=360.44' 8" PVC (E) INV. IN=359.45' 36" STEEL (N) INV. OUT=359.19' 36" STEEL

TBM: NAIL SET ELEV.=371.81'

MHS TOP=371.09' INV. IN=362.56' 8" PVC INV. OUT=362.46' 8" PVC

TOP 8" PIPE =363.02

TOP 8" PIPE =363.70'

MEADOW CREEK

ROCK ARMOR

THREAD (CREEK)

EDGE OF WATER 02.16.23

EX. 20' SANITARY SEWER EASEMENT FOR ACSA DB. 738, PG. 364 (PLAT PG. 365) DB. 765, PG. 372 (FOR ACSA)

MATCHLINE - THIS SHEET

MHS INV. IN=363.72 8" PVC (SE) INV. IN=364.00' 8" PVC (E) INV. OUT=363.35' 8" PVC

IRF

NAD 83

SCALE 1"=25'

0 25' 50'

EXISTING CONDITIONS SURVEY

OF SANITARY SEWER & INCIDENTAL FEATURES

VILLAGE SQUARE SANITARY TO MEADOW CREEK INTERCEPTOR

AND BEING

TAX MAP PARCELS 61A-4-A & 61-168

RIO MAGISTERIAL DISTRICT

ALBEMARLE COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOSEPH C. MEDLEY
Lic. No.3385
6/02/25
LAND SURVEYOR

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10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE 02/07/2022
DRAWN BY MWD
DESIGNED BY ------
CHECKED BY JCM
1" = 25'

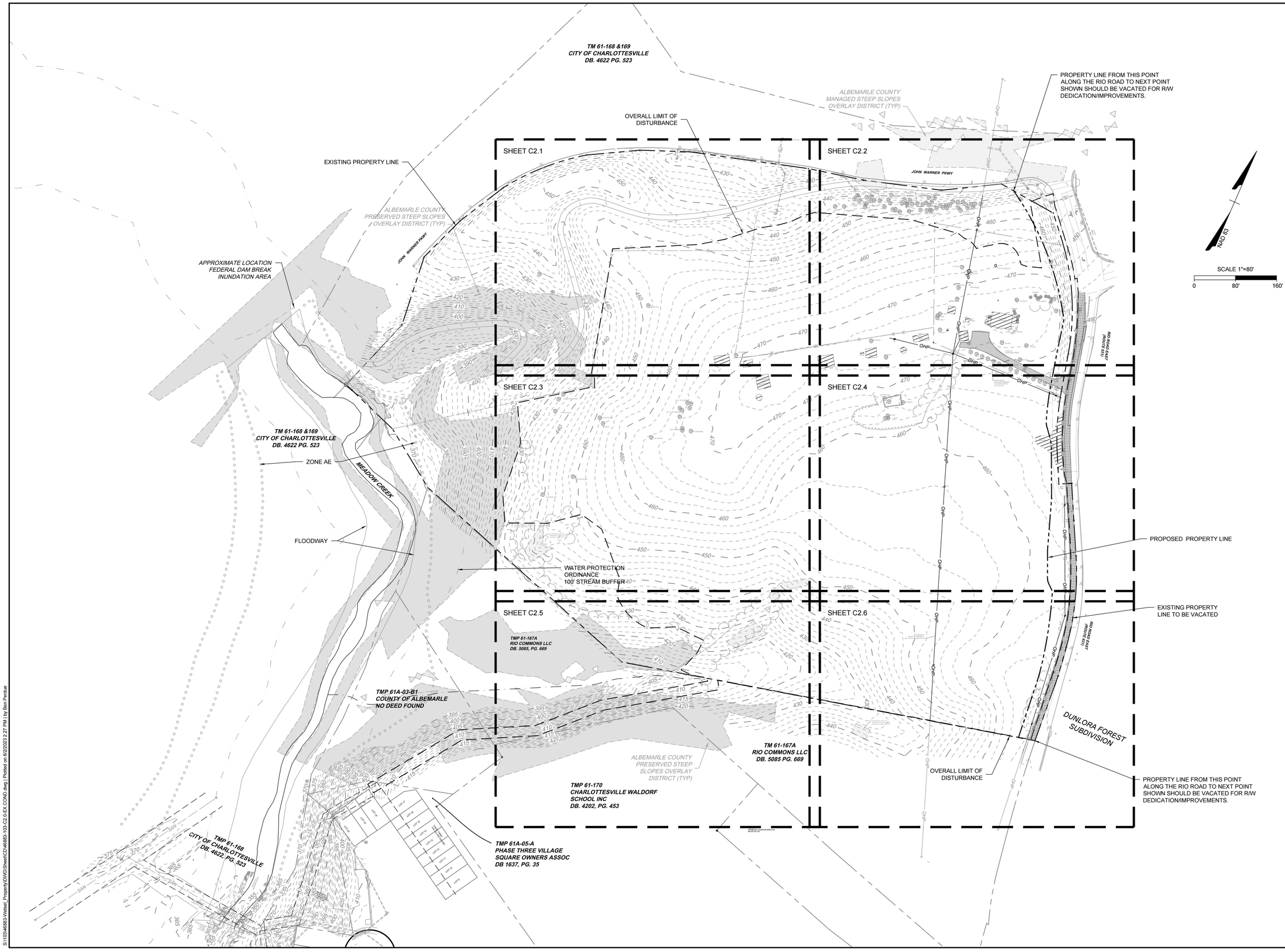
TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
TOPOGRAPHIC SURVEY

JOB NO. 46883
SHEET NO. C1.6

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COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
Lic. No. 51496
06/02/23
PROFESSIONAL ENGINEER

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10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. KOTARSKI

1" = 80'

TIMMONS GROUP

RIO POINT

COUNTY OF ALBEMARLE, VA

OVERALL DEMOLITION PLAN

JOB NO.
46883

SHEET NO.
C2.0

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LEGENDS:

- REMOVE TREE
- REMOVE STRUCTURES, & MISC. HARDSCAPES
- LIMIT OF DISTURBANCE
- MILL & OVERLAY
- REMOVE ASPHALT

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

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

TOP=431.00'
INV.IN=422.80'15"RCP
INV.OUT=422.60' 15"RCP
N68° 19' 40"E
96.02
SD CURB INLET W/MHD
TOP=429.42'
INV.IN=421.95'15"RCP
INV.OUT=421.92' 15"RCP
SD CURB INLET W/MHD
TOP=428.72'
INV.IN=420.85' 15"RCP
INV.OUT=420.72' 15"RCP
15" RCP
N74° 36' 25"E
87.66
N61° 15' 21"E
103.46
C1
PERM. DRAIN EASEMENT D.B.4622, PGS. 523-537
BEGIN PERM. TRAIL EASEMENT D.B. 4622, PGS. 523-537
PERM. DRAIN EASEMENT D.B. 4622, PGS. 523-537
SD INLET W/GRATE
TOP=425.46'
INV.OUT=422.98' 15"RCP
INV.IN=418.34' 12"RCP
INV.OUT=418.23' 15"RCP
FLARED END SECTION
INV.IN=430.53' 15"RCP
PAVED WALK
PERM. PARK EASEMENT D.B. 4622, PGS.523-537
OVERALL LIMITS OF DISTURBANCE
REMOVE FENCE
60" WHITE OAK
ALBEMARLE COUNTY PRESERVED STEEP SLOPES OVERLAY DISTRICT (TYP.)
30" SNAG
REMOVE TREES PER THIS PLAN (TYP)
24" WALNUT
REMOVE FENCE
24" CHERRY
REMOVE SHED
REMOVE SHED
END OF FENCE REMOVAL
MATCHLINE SHEET C2.3
MATCHLINE SHEET C2.2
430
440
450
460
470
420
410
400

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COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
Lic. No. 51495
06/02/23
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
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10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
DEMOLITION PLAN

JOB NO.
46883
SHEET NO.
C2.1

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SCALE 1"=20'
0 20' 40'

NAD 83

KEY MAP

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

LEGENDS:

- REMOVE TREE
- REMOVE STRUCTURES, & MISC. HARDSCAPES
- LIMIT OF DISTURBANCE
- MILL & OVERLAY
- REMOVE ASPHALT

MATCHLINE SEE SHEET C2.1

MATCHLINE SEE SHEET C2.4

ALBEMARLE COUNTY MANAGED STEEP SLOPES OVERLAY DISTRICT (TYP)

JOHN WARNER PKWY

N78° 17' 03"E 198.83

N73° 47' 37"E 153.29

N60° 27' 16"E 116.81

PAVED WALK

SIGN

SIGN

SIG POLE

Sight Line 115.28

5" SNAG

(4) 3-5" WHITE OAKS

(3) 3-4" WHITE OAKS

3" BRAD PEAR

(4) 1-3" WHITE OAKS

(5) 3-5" WHITE OAKS

6" MAPLE

(14) 3-5" WHITE OAKS

(3) 3-5" WHITE OAKS

5" PARADISE

6" OLIVE

4" BRAD PEAR

3" BRAD PEAR

(4) 1-3" BRAD PEARS

(4) 3-5" BRAD PEARS

6" MAPLE

3" BRAD PEAR

6" OLIVE

6" MAPLE

OVERALL LIMITS OF DISTURBANCE

REMOVE POWER POLE

ROD /F

PROPERTY LINE TO BE VACATED

OVERHEAD POWER LINES TO BE REMOVED AND PLACED UNDERGROUND ALONG RIO ROAD IN NEW EASEMENT. COORDINATE ALL WORK WITH DOMINION ENERGY VIRGINIA.

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

REMOVE TREES PER THIS PLAN (TYP)

24" HOLLY

REMOVE SHED

REMOVE 2'x2' CONC LID

NOTE: POTENTIALLY ASSOCIATED WITH SEPTIC TANK AND DRAINFIELD, THIS SYSTEM SHALL BE REMOVED AND/OR ABANDONED BY THE CONTRACTOR IN ACCORDANCE WITH ALL VHD REGULATIONS.

TEMP. SLOPE EASEMENT SEE VDOT PLAN

24" MAGNOLIA

REMOVE BIRDHOUSE

REMOVE SANITARY CLEANOUT AND ASSOCIATED PIPING

24" MAGNOLIA

REMOVE STRUCTURES & HARDSCAPE WITHIN LOD

REMOVE SHED

18" DEC

18" DEC

15" HOLLY

REMOVE WELL HOUSE

REMOVE 1-1/2 STORY STUCCO

SHRUBS

48" MAPLE

SHRUBS

24" CEDAR

10" WALNUT

24" HOLLY

UTILITY EASEMENT

REMOVE HEDGE

REMOVE FENCE

REMOVE POWER POLE

REMOVE POWER POLE

24" HOLLY

REMOVE POWER POLE

RELOCATE OR LOWER COMMUNICATION LINES AS REQUIRED FOR CONSTRUCTION; COORDINATE WITH PROVIDER

REMOVE PAVEMENT

36" MAPLE

REMOVE SHED

REMOVE SILO

REMOVE SHED

REMOVE SHED

15" CEDAR

38" DEC

12" DEC

(14)10"-18" DECIDUOUS TREES

18" DEC

(14)10"-18" DECIDUOUS TREES

MAIL BOX

BRAD PEAR

MILL AND OVERLAY

SAWCUT EXISTING PAVEMENT IN STRAIGHT LINE FOR THE CONSTRUCTION OF PROPOSED VDOT MS-1 AND REMOVE

RIO ROAD EAST (ROUTE 631)

CURB & GUTTER

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COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
Lic. No. 51496
06/02/23
PROFESSIONAL ENGINEER

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06/02/2023	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. KOTARSKI

1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
DEMOLITION PLAN

JOB NO.
46883

SHEET NO.
C2.2

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END OF FENCE REMOVAL

MATCHLINE SEE SHEET C2.1

SCALE 1"=20'
0 20' 40'

NAD 83

REMOVE SHED

REMOVE STRUCTURES & HARDSCAPE WITHIN LOD (TYP)

(2) 30" WHITE OAKS

36" WHITE OAK

PERM. PARK EASEMENT D.B. 4622, PGS.523-537

36" WHITE OAK

6" HOLLY

3 - 4"- 12" CHERRY

(3) 12"- 15" CEDARS

(2)12" CEDARS

36" PARADISE

36" CHERRY

REMOVE TREES PER THIS PLAN (TYP)

AREA TO WEST OF THIS LINE MAY BE USED TO PLACE EXCESS FILL MATERIAL FROM THE SITE, AS NEEDED. THIS IS THE ONLY DISTURBANCE PLANNED IN THIS AREA. ONLY REMOVE VEGETATION AND TREES WITHIN THIS AREA IF REQUIRED FOR FILL OPERATIONS."

REMOVE TREES WITHIN SOIL STOCKPILE AREA ONLY IF REQUIRED FOR PLACEMENT OF FILL MATERIAL

36" BLACK OAK

36" BLACK OAK

ALBEMARLE COUNTY PRESERVED STEEP SLOPES OVERLAY DISTRICT (TYP)

ALBEMARLE COUNTY MANAGED STEEP SLOPES OVERLAY DISTRICT (TYP)

LIMIT OF DISTURBANCE

N71° 35' 30"W 507.35

ALBEMARLE COUNTY PRESERVED STEEP SLOPES OVERLAY DISTRICT (TYP)

MATCHLINE SEE SHEET C2.4

MATCHLINE SEE SHEET C2.5

KEY MAP

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

LEGENDS:

- REMOVE TREE
- REMOVE STRUCTURES, & MISC. HARDSCAPES
- LIMIT OF DISTURBANCE

COMMONWEALTH OF VIRGINIA
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COUNTY COMMENTS	08/12/2022
COUNTY COMMENTS FSP & WPO	10/12/2022
COUNTY COMMENTS FSP & WPO	06/02/2023

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
DEMOLITION PLAN

JOB NO. 46883
SHEET NO. C2.3

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MATCHLINE SHEET C2.2

TREES

EXCEPTION 5:
ELECTRIC EASEMENT
DB 225-272 WIDTH
NOT STATED

OVERHEAD POWER LINES TO BE REMOVED AND PLACED UNDERGROUND ALONG RIO ROAD IN NEW EASEMENT. COORDINATE ALL WORK WITH DOMINION ENERGY VIRGINIA.

MAIL BOX

REMOVE MAIL BOXES

PROPERTY LINE TO BE VACATED

POWER POLE TO BE REMOVED/RELOCATE (THIS POLE SERVICES POWER TO THE EAST SIDE OF THE RIO ROAD, COORDINATE ALL RELOCATIONS TO MAINTAIN SERVICES WITH THE POWER COMPANY PRIOR TO REMOVAL)

ADJUST OR RELOCATE COMMUNICATION VAULT AS REQUIRED; COORDINATE WITH UTILITY PROVIDER

EXISTING WATER METER TO BE REMOVED AND SERVICE LINE TO BE ABANDONED AT THE MAIN PER DETAIL PROVIDED ON SHEET C0.5

EXCEPTION 8: QWEST COMMUNICATIONS CORPORATION DB. 3734 PG. 412 SEE VDOT PLAN

SAWCUT PAVEMENT IN STRAIGHT LINE ALONG THE LOD A MINIMUM 1' FROM THE EDGE OF EXISTING ROAD

REMOVE WALLS

30" & 28" DEC

20" CEDAR

WALL

REMOVE TREES

26" DEC

HOLLY

REMOVE FENCE

REMOVE

GRAVEL ENTRANCE

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

REMOVE POWER POLE

SIGN

RELOCATE SIGN

POWER POLE TO BE REMOVED/RELOCATE (THIS POLE SERVICES POWER TO THE EAST SIDE OF THE RIO ROAD, COORDINATE ALL RELOCATIONS TO MAINTAIN SERVICES WITH THE POWER COMPANY PRIOR TO REMOVAL)

ADJUST OR RELOCATE COMMUNICATION VAULT AS REQUIRED; COORDINATE WITH UTILITY PROVIDER

OVERHEAD POWER LINES TO BE REMOVED AND PLACED UNDERGROUND ALONG RIO ROAD IN NEW EASEMENT. COORDINATE ALL WORK WITH DOMINION ENERGY VIRGINIA.

RELOCATE OR LOWER COMMUNICATION LINES AS REQUIRED FOR CONSTRUCTION; COORDINATE WITH PROVIDER

OVERHEAD POWER LINES TO BE REMOVED AND PLACED UNDERGROUND ALONG RIO ROAD IN NEW EASEMENT. COORDINATE ALL WORK WITH DOMINION ENERGY VIRGINIA.

OVERALL LIMITS OF DISTURBANCE

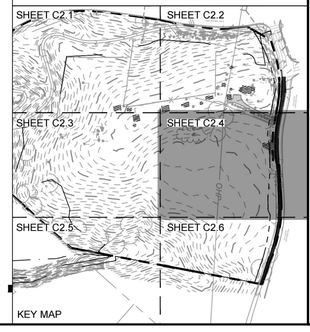
NAD 83

SCALE 1"=20'

0 20' 40'

LEGENDS:

- REMOVE TREE
- REMOVE STRUCTURES, & MISC. HARDSCAPES
- LIMIT OF DISTURBANCE
- MILL & OVERLAY
- REMOVE ASPHALT



KEY MAP

MATCHLINE SHEET C2.3

MATCHLINE SHEET C2.6

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COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
Lic. No. 51496
06/02/23
PROFESSIONAL ENGINEER

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06/02/2023	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. KOTARSKI

1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
DEMOLITION PLAN

JOB NO.
46883

SHEET NO.
C2.4

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MATCHLINE SHEET C2.3

PROPERTY LINE

REMOVE TREES WITHIN LOD

REMOVE PORTION OF EXISTING FENCE

TMP 61-167A
RIO COMMONS LLC
DB. 5085, PG. 669

APPROXIMATE STREAM

N54°44'09"E
354.34'

OVERALL LIMITS OF DISTURBANCE

TM 61-167A
RIO COMMONS LLC
DB. 5085 PG. 669

ALBEMARLE COUNTY
PRESERVED STEEP SLOPES
OVERLAY DISTRICT (TYP)

TMP 61-170
CHARLOTTESVILLE WALDORF
SCHOOL INC
DB. 4202, PG. 453

S17°33'W

S17°35'
1'

MATCHLINE SHEET C2.6

LEGENDS:

- REMOVE TREE
- REMOVE STRUCTURES, & MISC. HARDSCAPES
- LIMIT OF DISTURBANCE
- MILL & OVERLAY
- REMOVE ASPHALT

SCALE 1"=20'
0 20' 40'

NAD 83

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

COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
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10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. KOTARSKI

1" = 20'

TIMMONS GROUP

RIO POINT

COUNTY OF ALBEMARLE, VA

DEMOLITION PLAN

JOB NO.
46883

SHEET NO.
C2.5

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MATCHLINE SHEET C2.4

MATCHLINE SHEET C2.5

RIO ROAD EAST (ROUTE 631)

MILL AND OVERLAY

POWER POLE TO BE REMOVED/RELOCATE (THIS POLE SERVICES POWER TO THE EAST SIDE OF THE RIO ROAD, COORDINATE ALL RELOCATIONS TO MAINTAIN SERVICES WITH THE POWER COMPANY PRIOR TO REMOVAL)

RELOCATE OR LOWER COMMUNICATION LINES AS REQUIRED FOR CONSTRUCTION; COORDINATE WITH PROVIDER

OVERHEAD POWER LINES TO BE REMOVED AND PLACED UNDERGROUND ALONG RIO ROAD IN NEW EASEMENT. COORDINATE ALL WORK WITH DOMINION ENERGY VIRGINIA.

SAWCUT PAVEMENT IN STRAIGHT LINE ALONG THE LOD A MINIMUM 1' FROM THE EDGE OF EXISTING ROAD

REMOVE VEGETATION

POWER POLE TO BE REMOVED/RELOCATE (THIS POLE SERVICES POWER TO NORTH SIDE OF THE RIO ROAD, COORDINATE ALL RELOCATIONS TO MAINTAIN SERVICES WITH THE POWER COMPANY PRIOR TO REMOVAL)

EXCEPTION 6; ELECTRIC EASEMENT DB. 292 PG. 536 (BLANKET)

REMOVE POWER POLE

OVERHEAD POWER LINES TO BE REMOVED AND PLACED UNDERGROUND ALONG RIO ROAD IN NEW EASEMENT. COORDINATE ALL WORK WITH DOMINION ENERGY VIRGINIA.

816.00' S77°13'14"W

OVERALL LIMITS OF DISTURBANCE

ALBEMARLE COUNTY MANAGED ALBEMARLE COUNTY GIS OVERLAY MANAGED SLOPES (TYP)

LEGENDS:

- REMOVE TREE
- REMOVE STRUCTURES, & MISC. HARDSCAPES
- LIMIT OF DISTURBANCE
- MILL & OVERLAY
- REMOVE ASPHALT

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'

COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
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06/02/2023	COUNTY COMMENTS FSP & WPO

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
DEMOLITION PLAN

JOB NO. 46883
SHEET NO. C2.6

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JOHN W. WARNER PARKWAY

SHEET C4.1

SHEET C4.2

SHEET C4.3

SHEET C4.4

SHEET C4.6

BUILDING 1
TYPE C
3/4 STORY

BUILDING 2
TYPE B
3/4 STORY

TRAILHEAD

TYPE D2
3 STORY

BUILDING 5

POOL

BUILDING 9
LEASING/CLUB/
FITNESS

BUILDING 3
TYPE D2.2
3/4 STORY

493 PARKING SPACES

BUILDING 4
TYPE D1.2
3/4 STORY

BUILDING 6
TYPE D1
3 STORY

RECREATIONAL
FIELD

DOG
PARK

BUILDING 7
TYPE D1
3 STORY

BUILDING 8
TYPE D2.1
2/3 STORY

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

MEADOW CREEK

MEADOW CREEK

NAD 83

SCALE 1"=80'

0 80' 160'

LEGENDS:

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

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COUNTY COMMENTS FSP & WPO	06/02/2023

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. KOTARSKI

1" = 80'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA

OVERALL LAYOUT PLAN

JOB NO.
46883

SHEET NO.
C4.0

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STRIPING LEGEND

*ALL MARKINGS WITHIN ROADS SHALL BE VDOT TYPE B, CLASS I. MARKINGS WITHIN PARKING LOTS MAY USE VDOT TYPE A PAINT.

1. PARKING STRIPE: WHITE MARKING, 4" WIDTH
2. STOP BAR: WHITE MARKING; 24" WIDTH
3. CROSSWALK: WHITE MARKING; 24" WIDTH, SPACED 24"
4. NO PARKING: WHITE GORE MARKINGS; 4" WIDTH, 36" ON CENTER, 45° ANGLE
5. WHEELCHAIR SYMBOL: WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY; 36"x41", 4" STROKE WIDTH.
6. DOUBLE YELLOW LINE MARKING; 4" WIDTH
7. DIAGONAL YELLOW CROSSHATCH MARKINGS; 12" WIDTH, SPACED 10' AT 45° ANGLE
8. SINGLE WHITE LINE MARKING; 4" WIDTH
9. DOTTED WHITE LINE MARKING; 4" WIDTH, 2' LENGTH, 4' GAPS
10. PAVEMENT MARKING ARROW; AS SHOWN ON PLANS

SIGNAGE LEGEND

A. R1-1: "STOP" SIGN
B. R7-8: "RESERVED PARKING FOR PERSONS WITH DISABILITIES" SIGN; REFER TO DETAIL FOR ADDITIONAL REQUIREMENTS
C. R2-1: "SPEED LIMIT" SIGN
D. R5-1: "DO NOT ENTER" SIGN
E. R6-1R: "ONE WAY" RIGHT ARROW SIGN
F. R3-7R; "RIGHT LANE MUST TURN RIGHT"

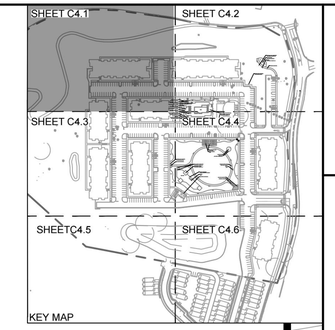
**ALL STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC DEVICES (MUTCD) AND THE VIRGINIA SUPPLEMENT TO THE MUTCD.

GENERAL NOTES:
1. OPEN SPACE PLANNING AND DESIGN TO BE COORDINATED WITH AND APPROVED BY ALBEMARLE COUNTY PARKS AND RECREATION, WITH ASSISTANCE FROM OTHER COUNTY STAFF (ZMA201900008, PROFFER 2, "TRAILHEAD PARK"). PARK TO BE DEDICATED TO ALBEMARLE COUNTY. REFER TO SHEET C4.7 FOR DELINEATION OF PARK AREA, OPEN SPACE, CONVERSATION AREAS, ETC.
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4. ALL RETAINING WALLS SHOWN ON THESE PLANS REQUIRE A BUILDING PERMIT AND ENGINEERED (SEALED) DESIGN DRAWINGS TO BE APROVED BY THE COUNTY. ENGINEERED DESIGN TO BE SUBMITTED AS A SEPARATE PACKAGE FOR COUNTY REVIEW PRIOR TO SITE PLAN APPROVAL.
5. ALL PARKING LOT FACE OF CURB RADII ARE 4', UNLESS OTHERWISE NOTED.
6. ALL SIDEWALKS ADJACENT TO THE PARKING LOTS SHALL BE 6' WIDE.

SCALE 1"=20'
0 20' 40'

NAD 83

LEGENDS:
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- MILL & OVERLAY



N61° 15' 21"E
103.46
ROD /F
ROD /F
20' MIN. SETBACK FROM EXISTING PROPERTY LINE

PAVED WALK
50' LANDSCAPE BUFFER(TYP.)
5'
254.04'
76.48'
BUILDING 1
TYPE C
3/4 STORY
CONCRETE STAIRS WITH HANDRAILS (TYP)
RETAINING WALL #2B
GR-2 GUARDRAIL
PEDESTRIAN RAILING ON TOP OF RETAINING WALL
RETAINING WALL #2A
PEDESTRIAN RAILING ON TOP OF RETAINING WALL
MATCHLINE SHEET C4.2
CONCRETE STAIRS WITH HANDRAILS IN CHEEKWALL (TYP)
PEDESTRIAN RAILING ON TOP OF RETAINING WALL
10' (TYP)
6' CONCRETE SIDEWALK (TYP)
CG-6
CG-12 (TYP)
2, TYP
R12'
18' (TYP)
R4' (TYP)
1, TYP
4, TYP
9'
5, TYP
RETAINING WALL #1
GR-2 GUARDRAIL
62'
ALICE LANE
26' PRIVATE ACCESS
62'
PEDESTRIAN RAILING ON TOP OF RETAINING WALL
R2.5'
R10'
R10'
9' (TYP)
18' (TYP)
CG-2
CG-12 (TYP)
5'
10' (TYP)
6' CONCRETE SIDEWALK (TYP)
TYPE D2
3 STORY
5'
MATCHLINE SHEET C4.3
BUILDING 5

COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
Lic. No. 51495
06/02/23
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
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608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS 1ST
08/31/2022	DESIGN CHANGE
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LAYOUT PLAN

JOB NO. 46883
SHEET NO. C4.1

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STRIPING LEGEND

*ALL MARKINGS WITHIN ROADS SHALL BE VDOT TYPE B, CLASS I. MARKINGS WITHIN PARKING LOTS MAY USE VDOT TYPE A PAINT.

1. PARKING STRIPE: WHITE MARKING, 4" WIDTH
2. STOP BAR: WHITE MARKING; 24" WIDTH
3. CROSSWALK: WHITE MARKING; 24" WIDTH, SPACED 24"
4. NO PARKING: WHITE GORE MARKINGS; 4" WIDTH, 36" ON CENTER, 45° ANGLE
5. WHEELCHAIR SYMBOL: WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY; 36"x41", 4" STROKE WIDTH.
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7. DIAGONAL YELLOW CROSSHATCH MARKINGS; 12" WIDTH, SPACED 10' AT 45° ANGLE
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10. PAVEMENT MARKING ARROW; AS SHOWN ON PLANS

SIGNAGE LEGEND

A. R1-1: "STOP" SIGN
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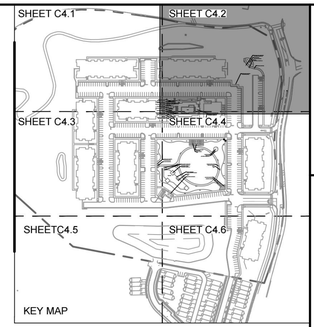
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0 20' 40'

NAD 83

LEGENDS:
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- MILL & OVERLAY



N78° 17' 03"E
108.83

PAVED WALK

N60° 27' 16"E
116.81

SIGN

SIGN

S84° 10' 19"E
115.28

20' MIN. SETBACK FROM EXISTING PROPERTY LINE

50' LANDSCAPE BUFFER

30'

20.53'

PROPOSED STORMWATER MANAGEMENT FACILITY LEVEL 2 BIORETENTION (2A)

17.56'

176.12'

CONNECT SHARED USE PATH TO EXISTING SHARE USE PATH

PROPOSED 10' CLASS A - TYPE 2 SHARED USE PATH

TRAILHEAD PARK DEDICATED FOR PUBLIC USE. SEE NOTE 1

30' LANDSCAPE BUFFER(TYP.)

5' (TYP)

10'

279.87'

MATCHLINE SEE SHEET C4.1

82.69'

BUILDING 2
TYPE B
3/4 STORY

RETAINING WALL #3

PEDESTRIAN RAILING ON TOP OF RETAINING WALL

CONCRETE STAIRS WITH HANDRAILS IN CHEEKWALL (TYP)

10' (TYP)

6' CONCRETE SIDEWALK (TYP)

REFER TO L SERIES SHEETS FOR ADDITIONAL DETAILS RELATING TO THE TRAILHEAD

TEMP. SLOPE EASEMENT SEE VDOT PLAN

TRAILHEAD

CG-6

9' (TYP)

18' (TYP)

9' (TYP)

1, TYP

9' (TYP)

9' (TYP)

5, TYP

R4' (TYP)

ALICE LANE
24' PRIVATE ACCESS

REFER TO L SERIES SHEETS FOR ADDITIONAL DETAILS RELATING TO THE POOL AREA

CG-2

R12'

62'

COLE RIDGE CROSSING 24'

74.52'

79.01'

MAILBOXES; REFER TO ARCHITECTURAL PLANS

POOL

BUILDING 9

MATCHLINE SEE SHEET C4.4

30' LANDSCAPE BUFFER(TYP.)

4, TYP

CG-12

B

5, TYP

6'

18'

9'

UTILITY EASEMENT

PROPOSED 10' CLASS A - TYPE 2 SHARED USE PATH

PROPOSED PROPERTY LINE

5' MINIMUM SETBACK

24'

10'

12 PARKING SPACES

B

CG-12

R/W TO BE DEDICATED

EXISTING PROPERTY LINE TO BE VACATED

C2

8'

MILL & OVERLAY PER VDOT WP-2

MEDIAN TO TIE-IN TO MEDIAN PROPOSED WITH VDOT INTERSECTION PROJECT

9

100' TAPER LENGTH

F

10

10'

4

CG-6

VDOT MS-1 WITH CG-3 (HEIGHT OF 4"); TO BE INSTALLED WITH VDOT INTERSECTION PROJECT

STATE

CURB & GUTTER

COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
Lic. No. 51496
06/02/23
PROFESSIONAL ENGINEER

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02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. KOTARSKI

1" = 20'

TIMMONS GROUP

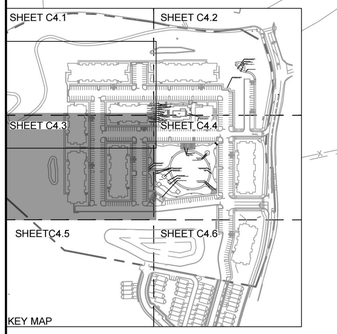
RIO POINT
COUNTY OF ALBEMARLE, VA
LAYOUT PLAN

JOB NO.
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LEGENDS:

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0 20' 40'

- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
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NAD 83

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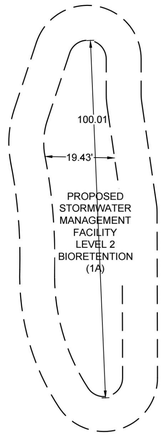
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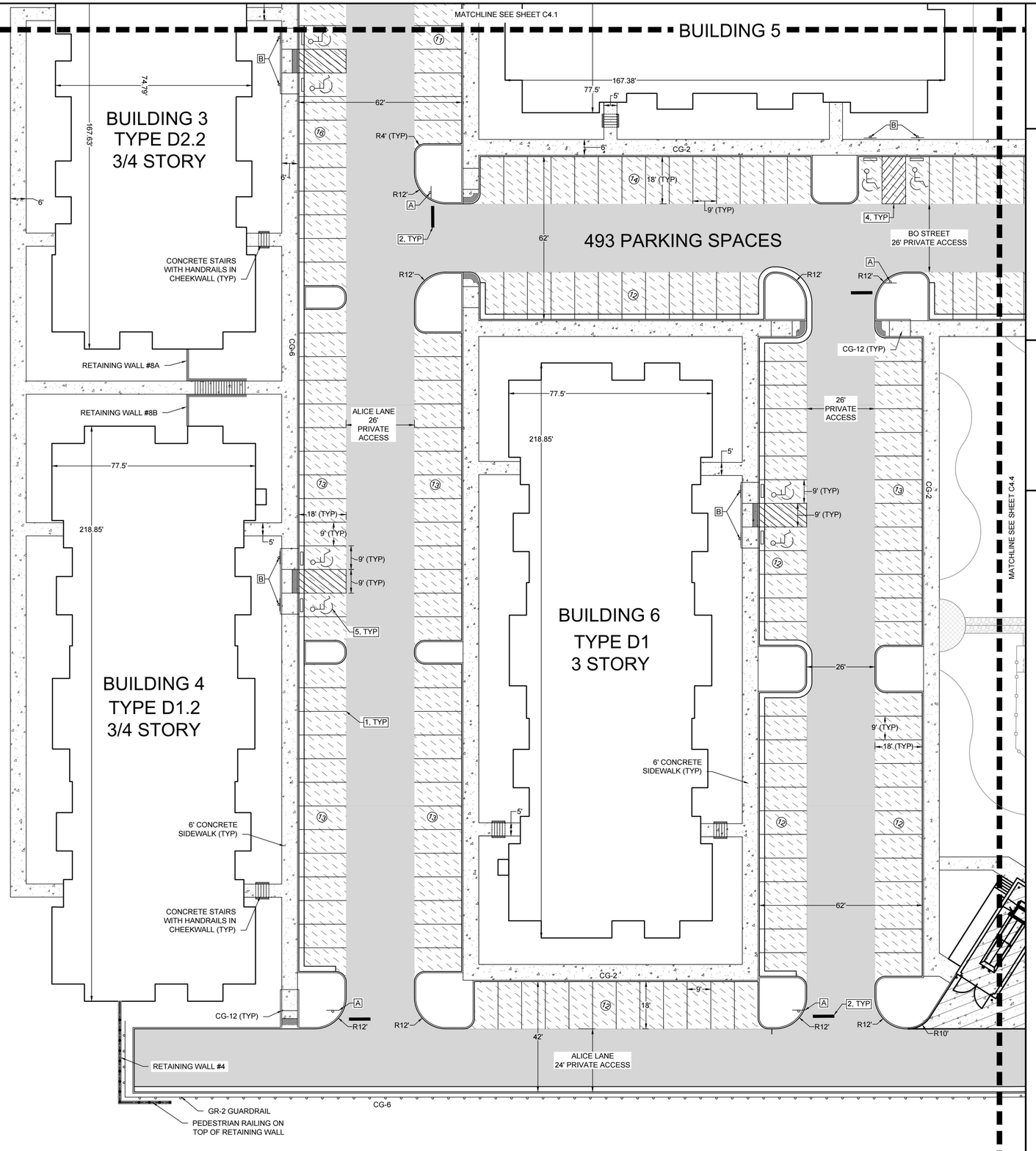
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COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
Lic. No. 51496
06/02/23
PROFESSIONAL ENGINEER

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DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. KOTARSKI

1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LAYOUT PLAN

JOB NO.
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SHEET NO.
C4.3

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POOL

BUILDING 9

LEASING/CLUB/
FITNESS

REFER TO L SERIES SHEETS
FOR ADDITIONAL DETAILS
RELATING TO THE POOL AREA

6' CONCRETE
SIDEWALK (TYP)

CG-2

9' (TYP)

18' (TYP)

9' (TYP)

R4' (TYP)

BO STREET
26' PRIVATE ACCESS

62'

CG-12

9' (TYP)

11.45'

18' (TYP)

GG-6

6' CONCRETE
SIDEWALK (TYP)

MATCHLINE SHEET C4.3

REFER TO L SERIES SHEETS FOR
ADDITIONAL DETAILS RELATING
TO THE CENTRAL PARK AREA

RECREATIONAL
FIELD

DOG
PARK

MATCHLINE SHEET C4.2

CG-12 (TYP)

R12'

R10'

2, TYP

R12'

CG-6

COLE RIDGE
CROSSING
26'

4, TYP

5, TYP

1, TYP

R4'

26'

10' (TYP)

6' CONCRETE
SIDEWALK (TYP)

5'

CONCRETE STAIRS
WITH HANDRAILS IN
CHEEKWALL (TYP)

6' CONCRETE
SIDEWALK (TYP)

CG-2

R12'

2, TYP

R12'

R2.5'

DUMPSTER ENCLOSURE FOR
ONE TRASH COMPACTOR AND
TWO RECYCLING DUMPSTERS

CONCRETE PAD IN
FRONT OF DUMPSTERS

ALICE LANE
24' PRIVATE ACCESS

CG-6

GR-2 GUARDRAIL

6' CONCRETE SIDEWALK (TYP)

MONUMENT SIGN, EXACT LOCATION
TO BE DETERMINED DURING
PERMITTING PROCESS BY OTHERS

218.85'

77.5'

23.15'

BUILDING 7
TYPE D1
3 STORY

5' MINIMUM
SETBACK

PROPOSED
PROPERTY LINE

RE-INSTALL
EXISTING SIGN

10' (TYP)

8'

25.3'

6' (TYP)

R20'

R25'

14'

26.5'

13.5'

R20'

CG-12 (TYP)

MONUMENT SIGN, EXACT LOCATION
TO BE DETERMINED DURING
PERMITTING PROCESS BY OTHERS

MATCHLINE SHEET C4.6

RETAINING WALL #5

BUS SHELTER

8'

11'

11'

100' STORAGE LENGTH

100' STORAGE & 100' TAPER
RIGHT TURN LANE

VDOT MS-1 WITH CG-3
(HEIGHT OF 4"); TO BE
INSTALLED WITH VDOT
INTERSECTION PROJECT

R25'

R10'

CG-12

ONE
WAY
ONLY

20'

R1.5'

4'

R45'

CG-6

100' TAPER
LENGTH

11'

100' RIGHT TURN
TAPER LANE

MILL & OVERLAY
PER VDOT WP-2

12.45'

SCALE 1"=20'

0 20' 40'

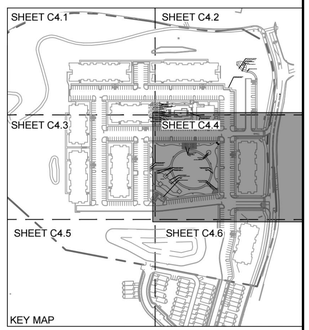
NAD 83

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DRAWN BY
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DESIGNED BY
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CHECKED BY
C. KOTARSKI

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

6" CHAIN LINK FENCE AROUND WET POND

20' MIN. SETBACK FROM EXISTING PROPERTY LINE

5' MIN. SETBACK FROM EXISTING PROPERTY LINE

PROPOSED SWM

TMP 61-167A
RIO COMMONS LLC
DB. 5085, PG. 669

ROD /F

APPROXIMATE STREAM

N54°44'09"E
354.34'

TM 61-167A
RIO COMMONS LLC
DB. 5085 PG. 669

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

MATCHLINE SHEET C4.6

TMP 61-170
CHARLOTTESVILLE WALDORF
SCHOOL INC
DB. 4202, PG. 453

GENERAL NOTES:

1. OPEN SPACE PLANNING AND DESIGN TO BE COORDINATED WITH AND APPROVED BY ALBEMARLE COUNTY PARKS AND RECREATION, WITH ASSISTANCE FROM OTHER COUNTY STAFF (ZMA201900008, PROFFER 2, "TRAILHEAD PARK"). PARK TO BE DEDICATED TO ALBEMARLE COUNTY. REFER TO SHEET C4.7 FOR DELINEATION OF PARK AREA, OPEN SPACE, CONVERSATION AREAS, ETC.
2. CONTRACTOR TO COORDINATE AND INSTALL ALL REQUIRED FIRE LANE STRIPING AND SIGNAGE WITH THE FIRE DEPARTMENT; ALL REQUIRED IMPROVEMENTS MAY NOT BE SHOWN ON THIS PLAN SHEET.
3. A KNOX BOX SHALL BE REQUIRED FOR ANY STRUCTURE NOT MAINTIANED BY A 24-HOUR STAFF. ARCHITECT/ CONTRACTOR SHALL COORDINATE WITH THE FIRE MARSHALS OFFICE ON FINAL LOCATION.
4. ALL RETAINING WALLS SHOWN ON THESE PLANS REQUIRE A BUILDING PERMIT AND ENGINEERED (SEALED) DESIGN DRAWINGS TO BE APROVED BY THE COUNTY. ENGINEERED DESIGN TO BE SUBMITTED AS A SEPARATE PACKAGE FOR COUNTY REVIEW PRIOR TO SITE PLAN APPROVAL.
5. ALL PARKING LOT FACE OF CURB RADII ARE 4', UNLESS OTHERWISE NOTED.
6. ALL SIDEWALKS ADJACENT TO THE PARKING LOTS SHALL BE 6' WIDE.

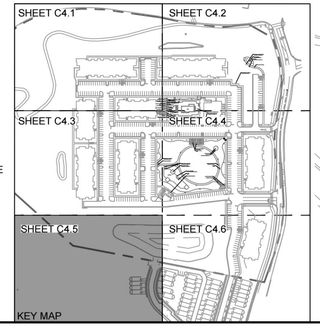
SCALE 1"=20'
0 20' 40'

NAD 83

LEGENDS:

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

KEY MAP



COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
Lic. No. 51496
06/02/23
PROFESSIONAL ENGINEER

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06/02/2023	COUNTY COMMENTS FSP & WPO

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

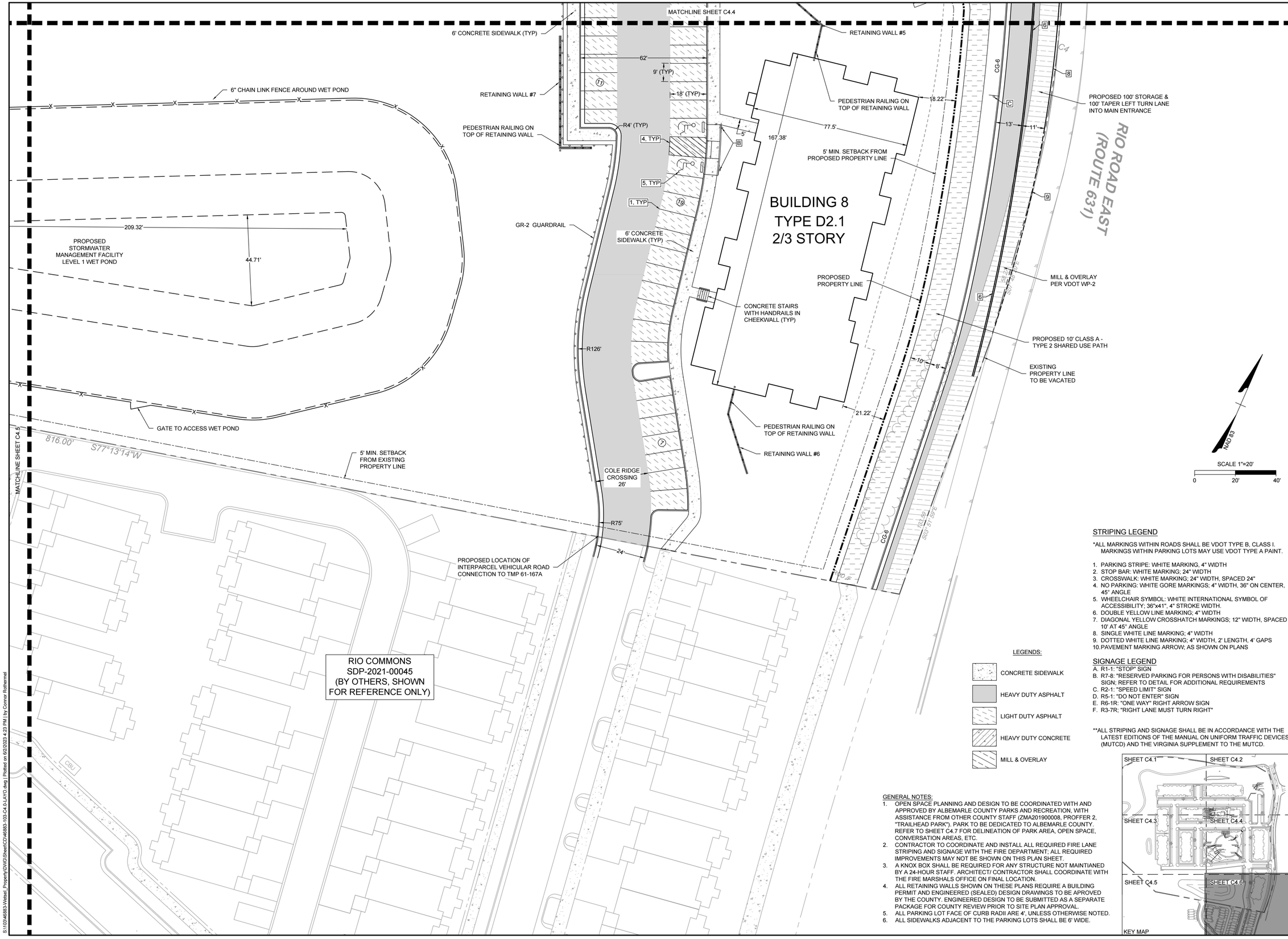
TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LAYOUT PLAN

JOB NO. 46883
SHEET NO. C4.5

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STRIPING LEGEND

*ALL MARKINGS WITHIN ROADS SHALL BE VDOT TYPE B, CLASS I. MARKINGS WITHIN PARKING LOTS MAY USE VDOT TYPE A PAINT.

1. PARKING STRIPE: WHITE MARKING, 4" WIDTH
2. STOP BAR: WHITE MARKING; 24" WIDTH
3. CROSSWALK: WHITE MARKING; 24" WIDTH, SPACED 24"
4. NO PARKING: WHITE GORE MARKINGS; 4" WIDTH, 36" ON CENTER, 45° ANGLE
5. WHEELCHAIR SYMBOL: WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY; 36"x41", 4" STROKE WIDTH.
6. DOUBLE YELLOW LINE MARKING; 4" WIDTH
7. DIAGONAL YELLOW CROSSHATCH MARKINGS; 12" WIDTH, SPACED 10' AT 45° ANGLE
8. SINGLE WHITE LINE MARKING; 4" WIDTH
9. DOTTED WHITE LINE MARKING; 4" WIDTH, 2' LENGTH, 4' GAPS
10. PAVEMENT MARKING ARROW; AS SHOWN ON PLANS

SIGNAGE LEGEND

A. R1-1: "STOP" SIGN
B. R7-8: "RESERVED PARKING FOR PERSONS WITH DISABILITIES" SIGN; REFER TO DETAIL FOR ADDITIONAL REQUIREMENTS
C. R2-1: "SPEED LIMIT" SIGN
D. R5-1: "DO NOT ENTER" SIGN
E. R6-1R: "ONE WAY" RIGHT ARROW SIGN
F. R3-7R; "RIGHT LANE MUST TURN RIGHT"

**ALL STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC DEVICES (MUTCD) AND THE VIRGINIA SUPPLEMENT TO THE MUTCD.

LEGENDS:

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

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COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
Lic. No. 51496
06/02/23
PROFESSIONAL ENGINEER

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10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LAYOUT PLAN

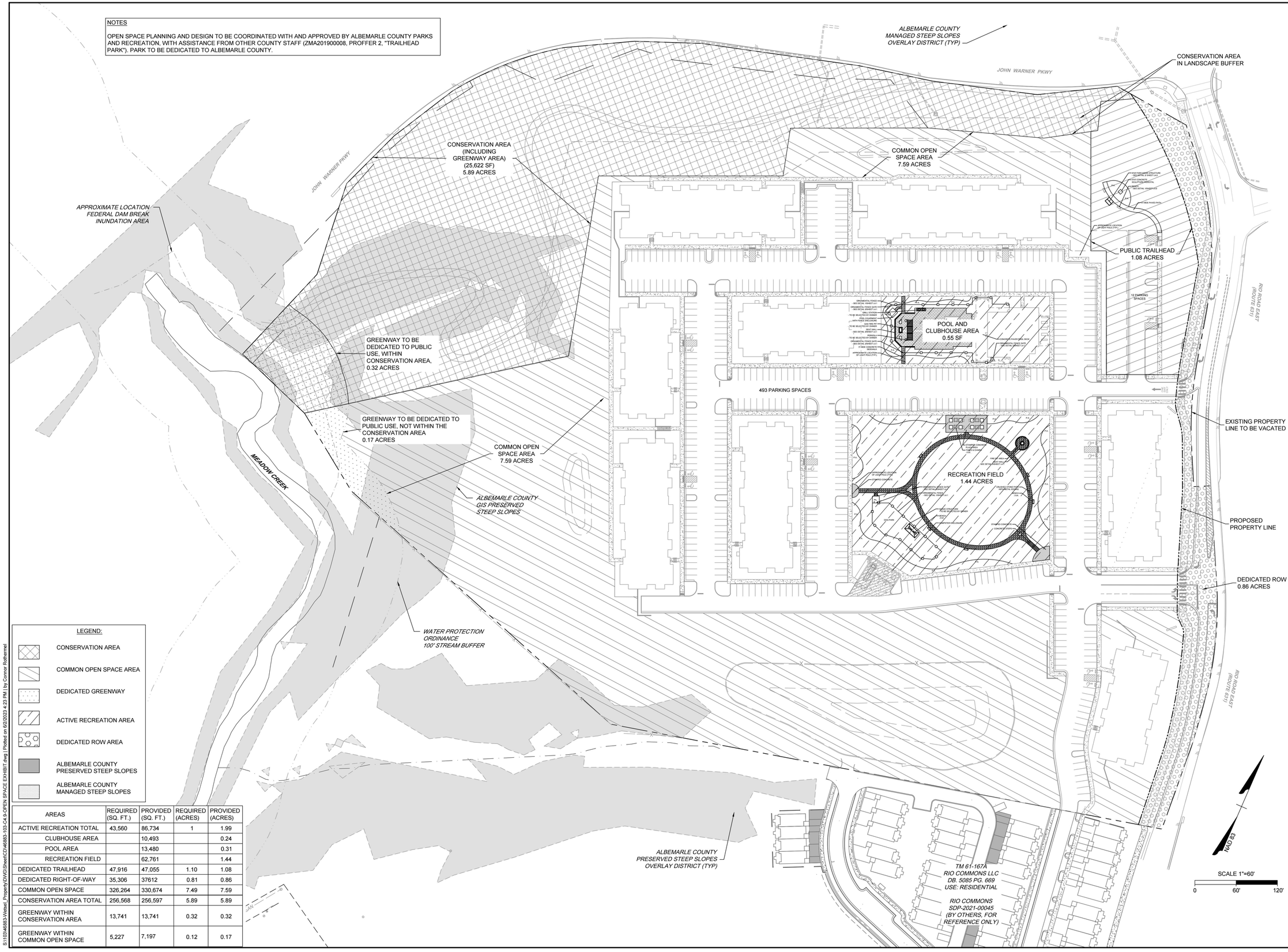
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NOTES

OPEN SPACE PLANNING AND DESIGN TO BE COORDINATED WITH AND APPROVED BY ALBEMARLE COUNTY PARKS AND RECREATION, WITH ASSISTANCE FROM OTHER COUNTY STAFF (ZMA201900008, PROFFER 2, "TRAILHEAD PARK"). PARK TO BE DEDICATED TO ALBEMARLE COUNTY.



LEGEND:

- CONSERVATION AREA
- COMMON OPEN SPACE AREA
- DEDICATED GREENWAY
- ACTIVE RECREATION AREA
- DEDICATED ROW AREA
- ALBEMARLE COUNTY PRESERVED STEEP SLOPES
- ALBEMARLE COUNTY MANAGED STEEP SLOPES

AREAS	REQUIRED (SQ. FT.)	PROVIDED (SQ. FT.)	REQUIRED (ACRES)	PROVIDED (ACRES)
ACTIVE RECREATION TOTAL	43,560	86,734	1	1.99
CLUBHOUSE AREA		10,493		0.24
POOL AREA		13,480		0.31
RECREATION FIELD		62,761		1.44
DEDICATED TRAILHEAD	47,916	47,055	1.10	1.08
DEDICATED RIGHT-OF-WAY	35,306	37612	0.81	0.86
COMMON OPEN SPACE	326,264	330,674	7.49	7.59
CONSERVATION AREA TOTAL	256,568	256,597	5.89	5.89
GREENWAY WITHIN CONSERVATION AREA	13,741	13,741	0.32	0.32
GREENWAY WITHIN COMMON OPEN SPACE	5,227	7,197	0.12	0.17

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06/02/2023	COUNTY COMMENTS FSP & WPO

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

TIMMONS GROUP

RIO POINT

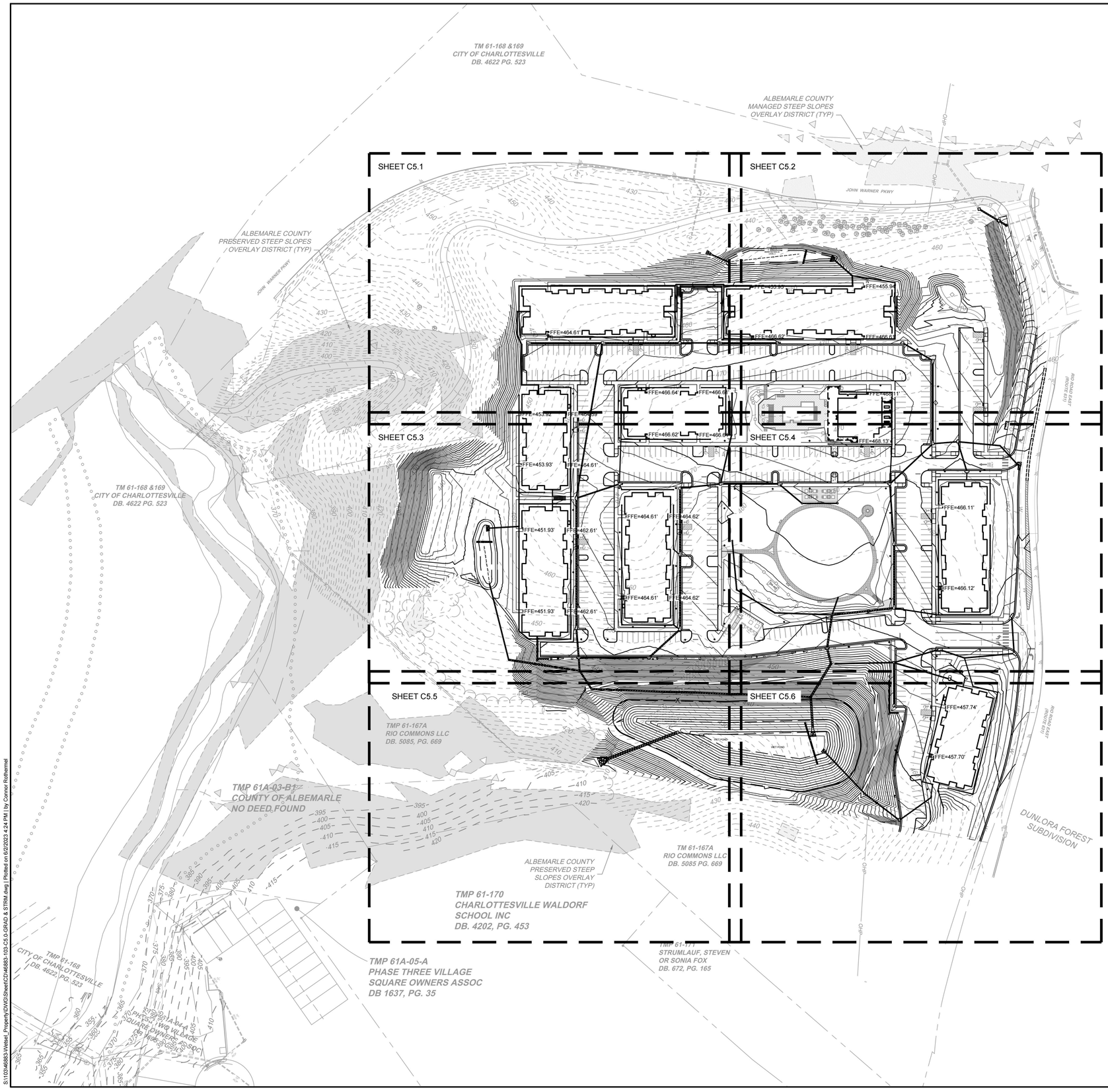
COUNTY OF ALBEMARLE, VA

OPEN SPACE PLAN

JOB NO. 46883

SHEET NO. C4.7

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GENERAL NOTES FOR GRADING:

1. MAX CROSS SLOPE ON ALL SIDEWALKS SHALL BE 2%. MAX LONGITUDINAL SLOPE SHALL BE 5%.
2. DRAIN BASINS SHALL BE NYLOPLAST OR APPROVED EQUAL.

COMMONWEALTH OF VIRGINIA
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06/02/23
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10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. KOTARSKI

1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA

OVERALL GRADING & DRAINAGE PLAN

JOB NO.
46883

SHEET NO.
C5.0

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GENERAL NOTES FOR GRADING:
1. MAX CROSS SLOPE ON ALL SIDEWALKS SHALL BE 2%. MAX LONGITUDINAL SLOPE SHALL BE 5%.
2. DRAIN BASINS SHALL BE NYLOPLAST OR APPROVED EQUAL.

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

15" RCP

INV.
INV.O

SCALE 1"=20'
0 20' 40'

NAD 83

ROD /F

ROD /S

PERM. DRAIN EASEMENT D.B.4622, PGS. 523-537

BEGIN PERM. TRAIL EASEMENT D.B. 4622, PGS. 523-537

PERM. DRAIN EASEMENT D.B. 4622, PGS. 523-537

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

INV.IN=418.34' 12"RCP
INV.OUT=418.23' 15"RCP

PAVED WALK

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

50' LANDSCAPE BUFFER

PERM. PARK EASEMENT D.B. 4622, PGS.523-537

RETAINING WALL #2B; MAX HEIGHT 10.0'

BUILDING 1

RETAINING WALL #1; MAX HEIGHT 10.0'

•FFE=464.61'

•FFE=464.64'

•FFE=466.61'

•FFE=453.92'

•FFE=464.59'

BUILDING 5

60" WHITE OAK

30" SNAG

ALBEMARLE COUNTY PRESERVED STEEP SLOPES OVERLAY DISTRICT (TYP.)

MATCHLINE SHEET C4.3

MATCHLINE SHEET C5.2

KEY MAP

SHEET C5.1 | SHEET C5.2
SHEET C5.3 | SHEET C5.4
SHEET C5.5 | SHEET C5.6

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06/02/2023	COUNTY COMMENTS FSP & WPO

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DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. KOTARSKI

1" = 20'

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RIO POINT

COUNTY OF ALBEMARLE, VA

GRADING & DRAINAGE PLAN

JOB NO.
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2. DRAIN BASINS SHALL BE NYLOPLAST OR APPROVED EQUAL.

SCALE 1"=20'
0 20' 40'

NAD 83

SHEET C5.1 | SHEET C5.2 | SHEET C5.3 | SHEET C5.4 | SHEET C5.5 | SHEET C5.6
KEY MAP

JOHN WARNER PKWY

SD FLARED END SECTION OUTLET=428.45'

ALBEMARLE COUNTY MANAGED STEEP SLOPES OVERLAY DISTRICT (TYP)

LIMITED ACCESS & RW LINE D.B. 4622, PGS. 523-537

MHD TOP=441.24' INV.IN=429.86' 24"RCP BOT.STRUCTURE=424.04'

END PERM. DRAIN, TRAIL AND TEMP. SLOPE EASEMENT D.B. 4622, PGS.523-537

SD INLET W/GRATE TOP=446.25' INV.IN=432.05' 24"RCP INV.OUT=431.80' 24"RCP

SIGN

SIGN X

SIG POLE

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 INLET W/GRATE TOP=444.76' INV.IN=433.16' 15"RCP INV.OUT=433.01' 24"RCP

SD CURB INLET W/MHD TOP=454.27' INV.IN=449.87' 15"RCP INV.OUT=449.84' 15"RCP

PERM. DRAIN, TRAIL AND TEMP. SLOPE EASEMENT D.B. 4622, PGS.523-537

PERM. PARK EASEMENT D.B. 4622, PGS.523-537

PAVED WALK

PK NAIL /F

ROD /F

15" RCP

24" RCP

5" SNAG

(4) 3-5" WHITE OAKS

(3) 3-4" WHITE OAKS

3" BRAD PEAR

(4) 1-3" WHITE OAKS

(5) 3-5" WHITE OAKS

6" MAPLE

(14) 3-5" WHITE OAKS

(3) 3-5" WHITE OAKS

5" PARADISE

6" OLIVE

4" BRAD PEAR

BRAD PEARS

(4) 3-5" BRAD PEARS

SEDIMENT FOREBAY GABION WALL ELEV. = 448.34'

GRAVEL DIAPHRAGM

4" HDPE PERFORATED UNDERDRAIN

BIORETENTION 2A LEVEL 2

50' LANDSCAPE BUFFER

MATCHLINE SEE SHEET C5.1

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

TEMP. SLOPE EASEMENT SEE VDOT PLAN

CURB & GUTTER

RETAINING WALL #3; MAX HEIGHT 10.0'

BUILDING 2

FFE=455.94'

FFE=466.62'

FFE=466.61'

FFE=468.11'

POOL

BUILDING 9

30' LANDSCAPE BUTTER

UTILITY EASEMENT

EXISTING 16" WATER LINE

RIO ROAD EAST (ROUTE 631)

MATCHLINE SEE SHEET C5.4

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Lic. No. 51496
06/02/23
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06/02/2023	COUNTY COMMENTS FSP & WPO

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
GRADING & DRAINAGE PLAN

JOB NO. 46883
SHEET NO. C5.2

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2. DRAIN BASINS SHALL BE NYLOPLAST OR APPROVED EQUAL.

BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6

PERM. PARK EASEMENT D.B. 4622, PGS.523-537

RETAINING WALL #8A; MAX HEIGHT 10.0'
RETAINING WALL #8B; MAX HEIGHT 10.0'
RETAINING WALL #4; MAX HEIGHT 10.0'

GRAVEL DIAPHRAGM
SEDIMENT FOREBAY GABION WALL ELEV. = 448.36'
BIORETENTION 1A LEVEL 2
4" HDPE PERFORATED UNDERDRAIN

ALBEMARLE COUNTY PRESERVED STEEP SLOPES OVERLAY DISTRICT (TYP)
ALBEMARLE COUNTY MANAGED STEEP SLOPES OVERLAY DISTRICT (TYP)

MATCHLINE SEE SHEET C5.1
MATCHLINE SEE SHEET C5.4
MATCHLINE SEE SHEET C5.5

KEY MAP
SHEET C5.1 SHEET C5.2 SHEET C5.3 SHEET C5.4 SHEET C5.5 SHEET C5.6

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

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10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

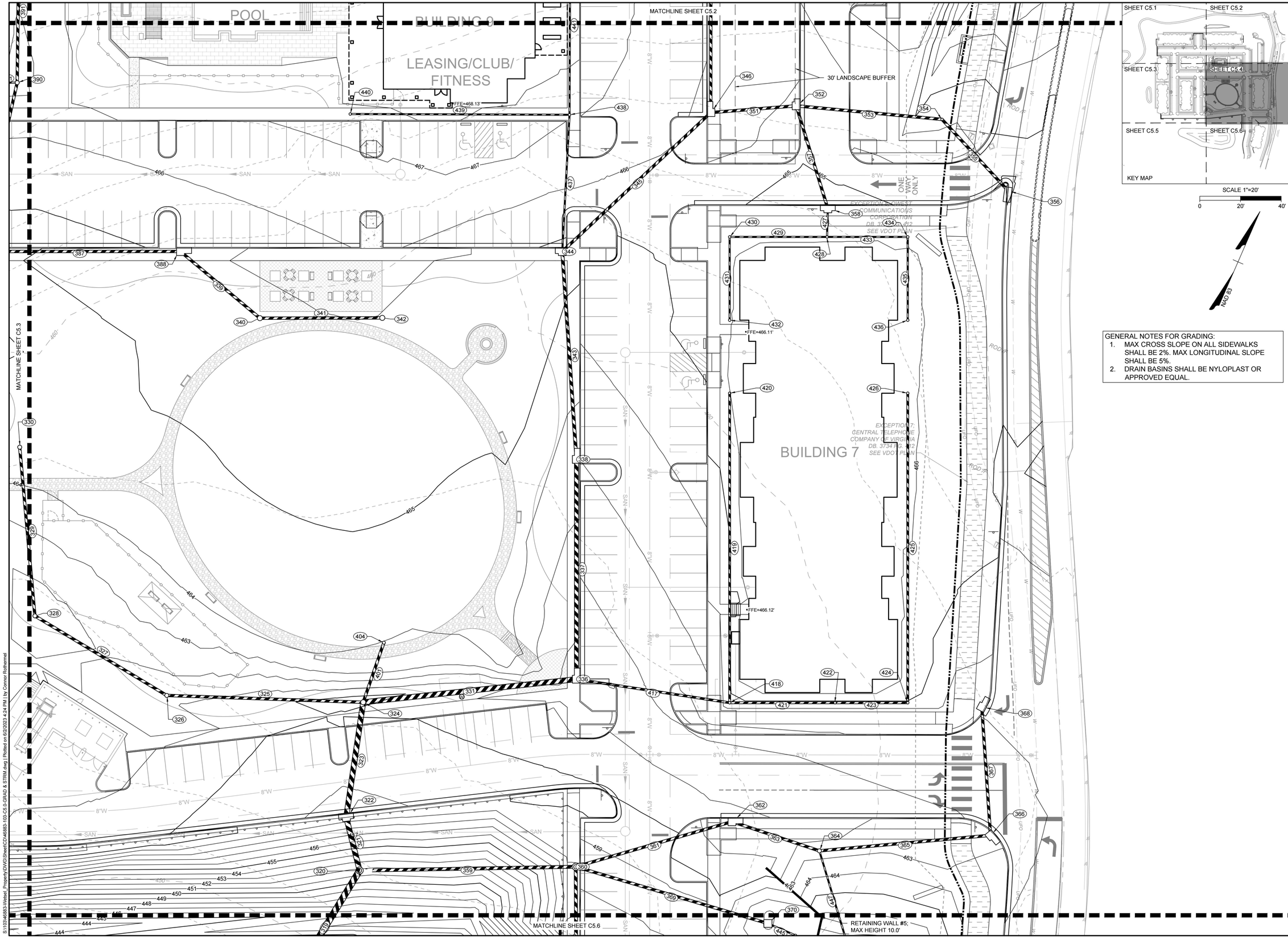
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DRAWN BY R. VAN NIEKERK
DESIGNED BY C. BOLTON
CHECKED BY C. KOTARSKI
1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
GRADING & DRAINAGE PLAN

JOB NO. 46883
SHEET NO. C5.3

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COUNTY OF ALBEMARLE, VA
GRADING & DRAINAGE PLAN

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MATCHLINE SHEET C5.3

MATCHLINE SHEET C5.6

TMP 61-167A
RIO COMMONS LLC
DB. 5085, PG. 669

TM 61-167A
RIO COMMONS LLC
DB. 5085 PG. 669

TMP 61-170
CHARLOTTESVILLE WALDORF
SCHOOL INC
DB. 4202, PG. 453

ALBEMARLE COUNTY
PRESERVED STEEP SLOPES
OVERLAY DISTRICT (TYP)

APPROXIMATE STREAM

ROOF

SAN

GENERAL NOTES FOR GRADING:
1. MAX CROSS SLOPE ON ALL SIDEWALKS SHALL BE 2%. MAX LONGITUDINAL SLOPE SHALL BE 5%.
2. DRAIN BASINS SHALL BE NYLOPLAST OR APPROVED EQUAL.

SCALE 1"=20'
0 20' 40'

NAD 83

SHEET C5.1 | SHEET C5.2
SHEET C5.3 | SHEET C5.4
SHEET C5.5 | SHEET C5.6
KEY MAP

COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
Lic. No. 51496
06/02/23
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS 1ST
08/31/2022	DESIGN CONCEPT
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
GRADING & DRAINAGE PLAN

JOB NO. 46883
SHEET NO. C5.5

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MATCHLINE SHEET C5.4

RETAINING WALL #5;
MAX HEIGHT 10.0'

RETAINING WALL #7;
MAX HEIGHT 5.0'

BUILDING 8

•FFE=457.74'

•FFE=457.70'

RIO ROAD EAST
(ROUTE 631)

RETAINING WALL #6;
MAX HEIGHT 10.0'

RIPRAP OUTLET
PROTECTION
0.5' AVG DIA.
RIPRAP
CLASS AI
WIDTH 1= 9.0'
WIDTH 2 = 14.6'
LENGTH = 14.0'
DEPTH = 2.4'

SEDIMENT FOREBAY

WET POND

SEDIMENT FOREBAY
GABION WALL ELEV. = 417.0'

RIPRAP OUTLET
PROTECTION
0.5' AVG DIA.
RIPRAP
CLASS AI
WIDTH 1= 3.8'
WIDTH 2 = 6.2'
LENGTH = 6.0'
DEPTH = 1.65'

ALBEMARLE COUNTY
MANAGED STEEP SLOPES
OVERLAY DISTRICT (TYP)

SEE NOTE #1

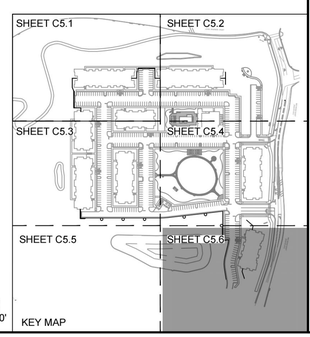
MATCHLINE SHEET C5.5

GENERAL NOTES FOR GRADING:
1. MAX CROSS SLOPE ON ALL SIDEWALKS SHALL BE 2%. MAX LONGITUDINAL SLOPE SHALL BE 5%.
2. DRAIN BASINS SHALL BE NYLOPLAST OR APPROVED EQUAL.

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.

NAD 83

SCALE 1"=20'
0 20' 40'



KEY MAP

COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
Lic. No. 51496
06/02/23
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05/05/2022	COUNTY COMMENTS 1ST
08/31/2022	COUNTY COMMENTS 2ND
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. KOTARSKI

1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
GRADING & DRAINAGE PLAN

JOB NO.
46883

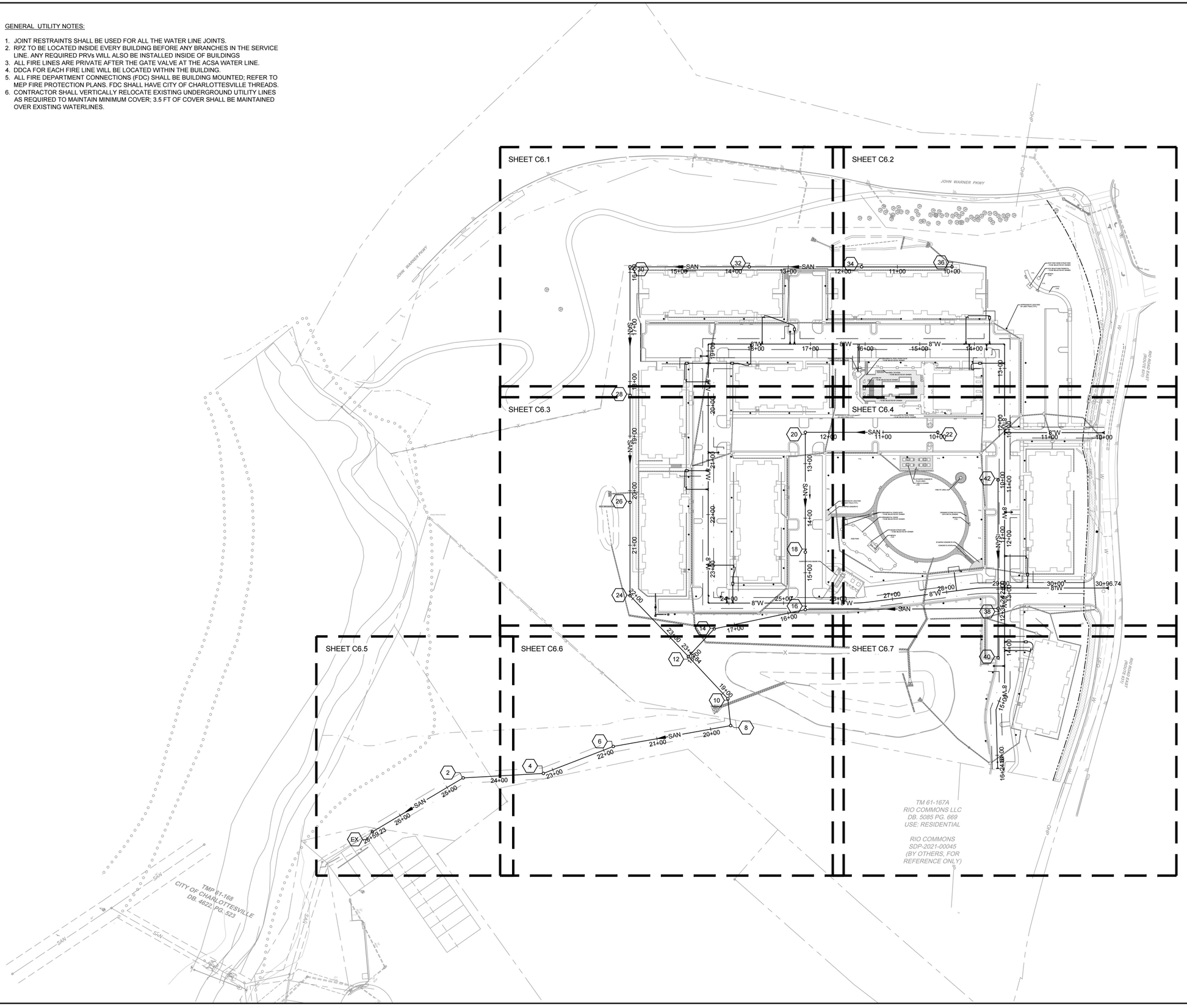
SHEET NO.
C5.6

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GENERAL UTILITY NOTES:

1. JOINT RESTRAINTS SHALL BE USED FOR ALL THE WATER LINE JOINTS.
2. RPZ TO BE LOCATED INSIDE EVERY BUILDING BEFORE ANY BRANCHES IN THE SERVICE LINE. ANY REQUIRED PRVs WILL ALSO BE INSTALLED INSIDE OF BUILDINGS
3. ALL FIRE LINES ARE PRIVATE AFTER THE GATE VALVE AT THE ACSA WATER LINE.
4. DDCA FOR EACH FIRE LINE WILL BE LOCATED WITHIN THE BUILDING.
5. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE BUILDING MOUNTED; REFER TO MEP FIRE PROTECTION PLANS. FDC SHALL HAVE CITY OF CHARLOTTESVILLE THREADS.
6. CONTRACTOR SHALL VERTICALLY RELOCATE EXISTING UNDERGROUND UTILITY LINES AS REQUIRED TO MAINTAIN MINIMUM COVER; 3.5 FT OF COVER SHALL BE MAINTAINED OVER EXISTING WATERLINES.



COMMONWEALTH OF VIRGINIA
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Lic. No. 51495
06/02/23
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REVISION DESCRIPTION	DATE
COUNTY COMMENTS 1ST	05/05/2022
COUNTY COMMENTS	08/12/2022
COUNTY COMMENTS FSP & WPO	10/12/2022
COUNTY COMMENTS FSP & WPO	06/02/2023

DATE: 02/07/2022
DRAWN BY: R. VAN NIEKERK
DESIGNED BY: C. BOLTON
CHECKED BY: C. KOTARSKI
1" = 80'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
OVERALL UTILITY PLAN

JOB NO. 46883
SHEET NO. C6.0

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GENERAL UTILITY NOTES:

1. JOINT RESTRAINTS SHALL BE USED FOR ALL THE WATER LINE JOINTS.
2. RPZ TO BE LOCATED INSIDE EVERY BUILDING BEFORE ANY BRANCHES IN THE SERVICE LINE. ANY REQUIRED PRVs WILL ALSO BE INSTALLED INSIDE OF BUILDINGS
3. ALL FIRE LINES ARE PRIVATE AFTER THE GATE VALVE AT THE ACSA WATER LINE.
4. DDCA FOR EACH FIRE LINE WILL BE LOCATED WITHIN THE BUILDING.
5. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE BUILDING MOUNTED; REFER TO MEP FIRE PROTECTION PLANS. FDC SHALL HAVE CITY OF CHARLOTTESVILLE THREADS.
6. CONTRACTOR SHALL VERTICALLY RELOCATE EXISTING UNDERGROUND UTILITY LINES AS REQUIRED TO MAINTAIN MINIMUM COVER; 3.5 FT OF COVER SHALL BE MAINTAINED OVER EXISTING WATERLINES.

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

KEY MAP
SHEET C6.1
SHEET C6.2
SHEET C6.3
SHEET C6.4
SHEET C6.5
SHEET C6.6
SHEET C6.7

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 CURB INLET W/MHD
TOP=428.72'
INV.IN=420.85' 15"RCP
INV.OUT=420.72' 15"RCP
15" RCP
ROD /F
PERM. DRAIN EASEMENT D.B.4622, PGS. 523-537
BEGIN PERM. TRAIL EASEMENT D.B. 4622, PGS. 523-537
PERM. DRAIN EASEMENT D.B. 4622, PGS. 523-537
SD INLET W/GRATE TOP=425.46' INV.OUT=422.98' 15"RCP
PAVED WALK
FLARED END SECTION INV.IN=430.53' 15"RCP
PERM. PARK EASEMENT D.B. 4622, PGS.523-537
60" WHITE OAK
30" SNAG
8"x6" WYE FITTING (TYP)
8" PRIVATE SEWER
6" PVC SANITARY LATERAL AND CLEANOUT (TYP)
BUILDING 1
APPROXIMATE LOCATION OF LIGHT POLE (TYP.)
2" COPPER PRIVATE DOMESTIC SERVICE
PIV
FDC
2"W
_" WATER METER
4" PLUG THREADED FOR 2" COMPRESSION FITTING
FHA
4" DIP PRIVATE FIRE SERVICE
4" DIP PUBLIC TO METER
90° BEND
8" DIP ACSA WATERLINE
8"x4" TEE & 4" VALVE
8" VALVE
8"x6" TEE & 6" VALVE
4"W
8"W
8"x4" CROSS & (2) 4" VALVES
POOL EQUIPMENT BLDG WITH FENCE ENCL
MATCHLINE SHEET C6.2
MATCHLINE SHEET C6.3
BUILDING 3
*FFE=464.61'
*FFE=466.64'
*FFE=466.61'
*FFE=453.92'
*FFE=464.59'
SAN
15+00
14+00
13+00
12+00
16+00
18+00
17+00

COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
Lic. No. 51495
06/02/23
PROFESSIONAL ENGINEER

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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS 1SP
08/11/2022	DESIGN REVISIONS
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
UTILITY PLAN

JOB NO. 46883
SHEET NO. C6.1

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GENERAL UTILITY NOTES:

1. JOINT RESTRAINTS SHALL BE USED FOR ALL THE WATER LINE JOINTS.
2. RPZ TO BE LOCATED INSIDE EVERY BUILDING BEFORE ANY BRANCHES IN THE SERVICE LINE. ANY REQUIRED PRVs WILL ALSO BE INSTALLED INSIDE OF BUILDINGS
3. ALL FIRE LINES ARE PRIVATE AFTER THE GATE VALVE AT THE ACSA WATER LINE.
4. DDCA FOR EACH FIRE LINE WILL BE LOCATED WITHIN THE BUILDING.
5. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE BUILDING MOUNTED; REFER TO MEP FIRE PROTECTION PLANS. FDC SHALL HAVE CITY OF CHARLOTTESVILLE THREADS.
6. CONTRACTOR SHALL VERTICALLY RELOCATE EXISTING UNDERGROUND UTILITY LINES AS REQUIRED TO MAINTAIN MINIMUM COVER; 3.5 FT OF COVER SHALL BE MAINTAINED OVER EXISTING WATERLINES.

SCALE 1"=20'
0 20' 40'

KEY MAP
SHEET C6.1 SHEET C6.2 SHEET C6.3 SHEET C6.4 SHEET C6.5 SHEET C6.6 SHEET C6.7

JOHN WARNER PKWY
ROD /F
PAVED WALK
LIMITED ACCESS & RW LINE D.B. 4622, PGS. 523-537
SD FLARED END SECTION OUTLET=428.45'
MHD TOP=441.24' INV.IN=429.86' 24"RCP BOT.STRUCTURE=424.04'
END PERM. DRAIN, TRAIL AND TEMP. SLOPE EASEMENT D.B. 4622, PGS.523-537
SD INLET W/GRATE TOP=446.25' INV.IN=432.05' 24"RCP INV.OUT=431.80' 24"RCP
SIGN
SIGN
SIG POLE
PK NAIL /F
15" RCP
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 INLET W/GRATE TOP=444.76' INV.IN=433.16' 15"RCP INV.OUT=433.01' 24"RCP
PERM. DRAIN, TRAIL AND TEMP. SLOPE EASEMENT D.B. 4622, PGS.523-537
PERM. PARK EASEMENT D.B. 4622, PGS.523-537
5" SNAG
(4) 3-5" WHITE OAKS
(3) 3-4" WHITE OAKS
3" BRAD PEAR
(4) 1-3" WHITE OAKS
(5) 3-5" WHITE OAKS
6" MAPLE
(14) 3-5" WHITE OAKS
(3) 3-5" WHITE OAKS
5" PARADISE
6" OLIVE
4" BRAD PEAR
(4) 1-3" BRAD PEARS
(4) 3-5" BRAD PEARS
SD INLET W/GRATE TOP=444.03' INV.OUT=432.63' 15"RCP
SD CURB INLET W/MHD TOP=454.27' INV.IN=449.87' 15"RCP INV.OUT=449.84' 15"RCP
CURB & GUTTER
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SCALE 1"=20'
0 20' 40'

NAD 83

SHEET C6.1 | SHEET C6.2
SHEET C6.3 | SHEET C6.4
SHEETC6.5 | SHEETC6.6 | SHEET C6.7

KEY MAP

GENERAL UTILITY NOTES:

1. JOINT RESTRAINTS SHALL BE USED FOR ALL THE WATER LINE JOINTS.
2. RPZ TO BE LOCATED INSIDE EVERY BUILDING BEFORE ANY BRANCHES IN THE SERVICE LINE.
3. ALL FIRE LINES ARE PRIVATE AFTER THE GATE VALVE AT THE ACSA WATER LINE.

MATCHLINE SEE SHEET C6.1

BUILDING 3

BUILDING 4

BUILDING 5

BUILDING 6

8"x6" WYE FITTING (TYP)
6" PVC SANITARY LATERAL AND CLEANOUT (TYP)
8" PRIVATE SEWER
8"x6" TEE & 6" VALVE
FHA
4" PLUG THREADED FOR 2" COMPRESSION FITTING
8"x4" TEE & 4" VALVE
4" DIP PUBLIC TO METER
" WATER METER
2" COPPER PRIVATE DOMESTIC SERVICE
4" DIP PRIVATE FIRE SERVICE
FDC
PIV
4"W
8"x4" TEE & 4" VALVE
APPROXIMATE LOCATION OF LIGHT POLE (TYP.)
8" ACSA DIP WATERLINE
90° BEND
8" DIP ACSA WATERLINE
DUMPSTER ENCLOSURE
P.A.
MATCHLINE SEE SHEET C6.4
MATCHLINE SEE SHEET C6.6

COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
Lic. No. 51496
06/02/23
PROFESSIONAL ENGINEER

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06/02/2023	COUNTY COMMENTS FSP & WPO

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
UTILITY PLAN

JOB NO. 46883
SHEET NO. C6.3

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POOL

BUILDING 9

LEASING/CLUB/ FITNESS

PERGOLA - TO BE SELECTED BY OWNER

6" PVC SANITARY LATERAL AND CLEANOUT (TYP)

APPROXIMATE LOCATION OF LIGHT POLE (TYP.)

ORNAMENTAL POOL FENCE - TO BE SELECTED BY OWNER

8" PRIVATE SEWER

MATCHLINE SHEET C6.2

MATCHLINE SHEET C6.3

MATCHLINE SHEET C6.7

P.A.

STAMPED CONCRETE PLAZA AREA

TABLE & CHAIRS -TYP.

FIRE PIT AREA

STAMPED CONCRETE

CRUSHED STONE PATH WITH METAL EDGING

BENCH -TYP.

ORNAMENTAL FENCE GATE - TO BE SELECTED BY OWNER

ORNAMENTAL FENCE - TO BE SELECTED BY OWNER

SHADE STRUCTURE - TO BE SELECTED BY OWNER

DOG PARK

CONCRETE STEPS

IRRIGATION EQUIPMENT AND LINES BEYOND METER DESIGNED BY OTHERS

1.5" COPPER WATERLINE

" IRRIGATION WATER METER

1.5" CORP STOP

20' ACSA PUBLIC WATER EASEMENT DB___PG___

8"x8" TEE (3) 8" VALVES

8" DIP ACSA WATERLINE

EXCEPTION 3: QWEST COMMUNICATIONS CORPORATION DB. 3734 PG. 412 SEE VDOT PLAN

ONE WAY

6" PVC SANITARY LATERAL AND CLEANOUT (TYP)

8"x6" TEE & 6" VALVE

FHA

8" PRIVATE SEWER

8"x6" WYE FITTING (TYP)

BUILDING 7

EXCEPTION 2: CENTRAL TELEPHONE COMPANY OF VIRGINIA DB. 3734 PG. 412 SEE VDOT PLAN

APPROXIMATE LOCATION OF LIGHT POLE (TYP.)

RELOCATE COMMUNICATION BOX BEHIND CURB

PIV

FDC

4" DIP PRIVATE FIRE SERVICE

2" COPPER PRIVATE DOMESTIC SERVICE

APPROX. PROPOSED ELECTRICAL EASEMENT

" WATER METER

4" PLUG THREADED FOR 2" COMPRESSION FITTING

8"x4" TEE & 4" VALVE

4" DIP PUBLIC TO METER

8"x8" CROSS (4) 8" VALVES

SECOND WATER LINE CONNECTION TO RWSA MAIN. IF RIO COMMONS PROJECT CONNECTION IS ANTICIPATED SOON AFTER CONSTRUCTION OF THIS PROJECT, THIS CONNECTION MAY BE ELIMINATED.

8"x4" TEE & 4" VALVE

8"x4" TEE & 4" VALVE

CONNECT TO EXISTING RWSA WATERLINE WITH 18"x8" TAPPING SLEEVE & VALVE (TS&V); REFER TO RWSA CONNECTION NOTES ON THIS SHEET

CONNECT TO EXISTING RWSA WATERLINE WITH 18"x8" TAPPING SLEEVE & VALVE (TS&V); REFER TO RWSA CONNECTION NOTES ON THIS SHEET

*FFE=468.13

*FFE=466.11'

*FFE=466.12'

GENERAL UTILITY NOTES:

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3. ALL FIRE LINES ARE PRIVATE AFTER THE GATE VALVE AT THE ACSA WATER LINE.
4. DDCA FOR EACH FIRE LINE WILL BE LOCATED WITHIN THE BUILDING.
5. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE BUILDING MOUNTED; REFER TO MEP FIRE PROTECTION PLANS. FDC SHALL HAVE CITY OF CHARLOTTESVILLE THREADS.
6. CONTRACTOR SHALL VERTICALLY RELOCATE EXISTING UNDERGROUND UTILITY LINES AS REQUIRED TO MAINTAIN MINIMUM COVER; 3.5 FT OF COVER SHALL BE MAINTAINED OVER EXISTING WATERLINES.

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

KEY MAP
SHEET C6.1
SHEET C6.2
SHEET C6.3
SHEET C6.4
SHEET C6.5
SHEET C6.6
SHEET C6.7

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"x8" TAPPING SLEEVE AND VALVE SHALL BE INSTALLED PLUMB. FOLLOWING THE PLACEMENT AND TESTING OF THE 18"x8" 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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DATE 02/07/2022
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DESIGNED BY C. BOLTON
CHECKED BY C. KOTARSKI
1" = 20'

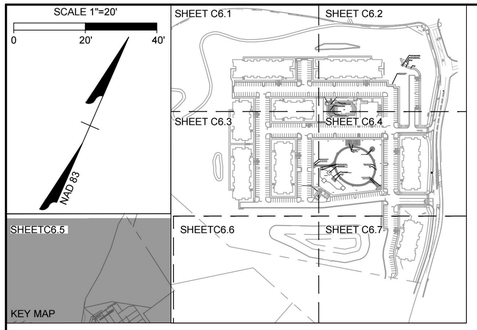
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RIO POINT
COUNTY OF ALBEMARLE, VA
UTILITY PLAN

JOB NO. 46883
SHEET NO. C6.4

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GENERAL UTILITY NOTES:

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02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. KOTARSKI

1" = 20'

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RIO POINT
COUNTY OF ALBEMARLE, VA
UTILITY PLAN

JOB NO.
46883

SHEET NO.
C6.5

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MATCHLINE SHEET C6.3

MATCHLINE SHEET C6.5

MATCHLINE SHEET C6.7

TMP 61-167A
RIO COMMONS LLC
DB. 5085, PG. 669

TM 61-167A
RIO COMMONS LLC
DB. 5085 PG. 669

TMP 61-170
CHARLOTTESVILLE WALDORF
SCHOOL INC
DB. 4202, PG. 453

APPROXIMATE STREAM

ROOF

8" PRIVATE SAN SEWER 23+00

8" PRIVATE SEWER

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.

GENERAL UTILITY NOTES:

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

KEY MAP
SHEET C6.1
SHEET C6.2
SHEET C6.3
SHEET C6.4
SHEETC6.5
SHEETC6.6
SHEET C6.7

COMMONWEALTH OF VIRGINIA
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DATE 02/07/2022
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DESIGNED BY C. BOLTON
CHECKED BY C. KOTARSKI
1" = 20'

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MATCHLINE SHEET C6.4

MATCHLINE SHEET C6.5

8"x4" TEE & 4" VALVE

8" PRIVATE SEWER

8"x4" TEE & 4" VALVE

4" DIP PUBLIC TO METER

4" PLUG THREADED FOR 2" COMPRESSION FITTING

_" WATER METER

2" COPPER PRIVATE DOMESTIC SERVICE

PIV

4"W

FDC

4" DIP PRIVATE FIRE SERVICE

40

FFE=457.74'

FHA

8"x6" TEE & 6" VALVE

6" PVC SANITARY LATERAL AND CLEANOUT (TYP)

22.5° BEND

6"W

15+00

WYE

FFE=457.70'

22.5° BEND

8"W

APPROXIMATE LOCATION OF LIGHT POLE (TYP.)

20' ACSA PUBLIC WATER EASEMENT DB___PG___

8"W

8" ACSA DIP WATERLINE

8"W

16+00

8" VALVE

16+25.61

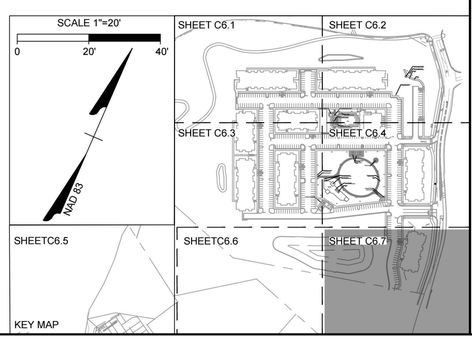
APPROX. PROPOSED ELECTRICAL EASEMENT

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

RIO ROAD EAST (ROUTE 631)

GENERAL UTILITY NOTES:

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DESIGNED BY: C. BOLTON
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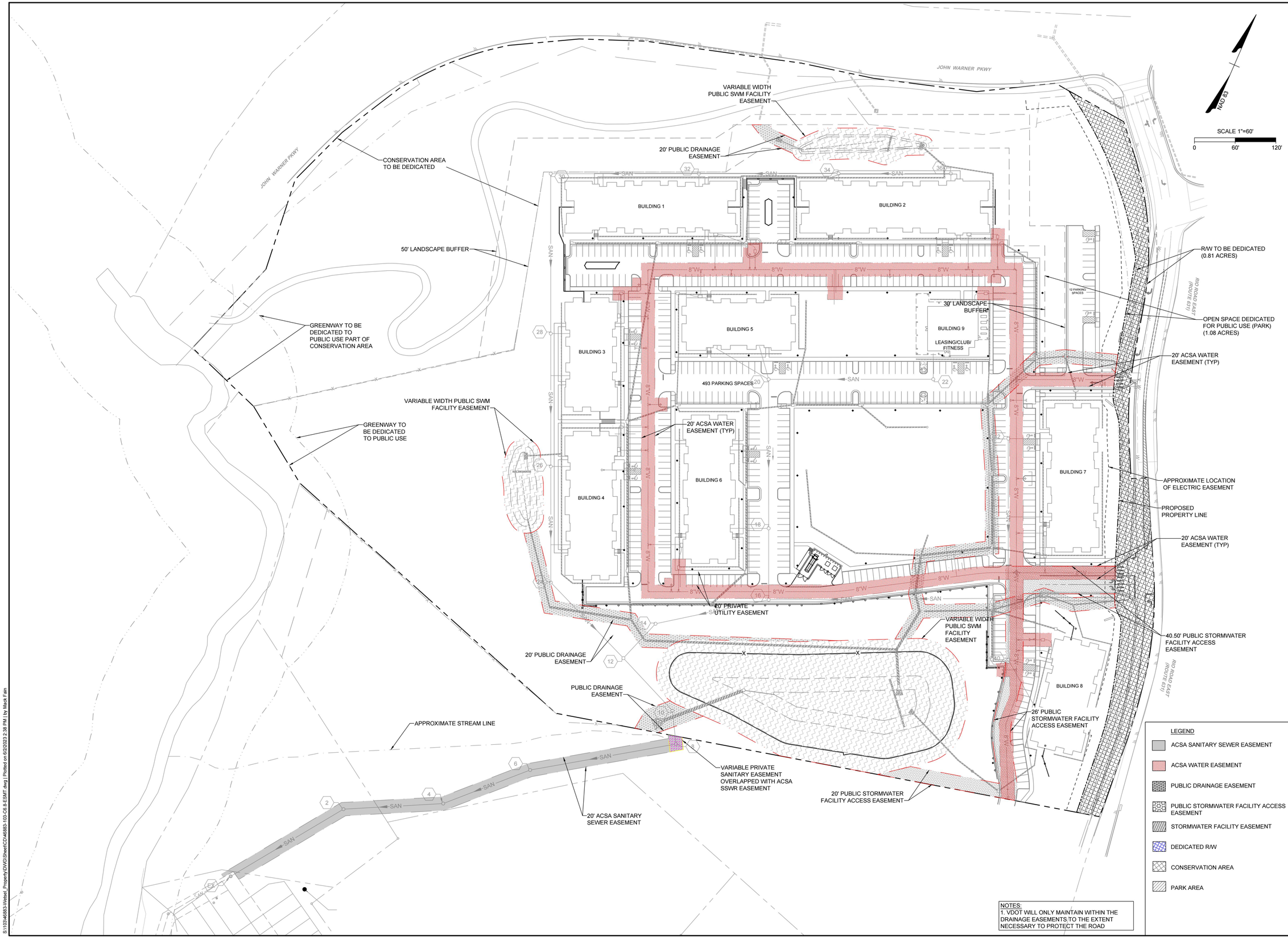
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RIO POINT
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LEGEND

- ACSA SANITARY SEWER EASEMENT
- ACSA WATER EASEMENT
- PUBLIC DRAINAGE EASEMENT
- PUBLIC STORMWATER FACILITY ACCESS EASEMENT
- STORMWATER FACILITY EASEMENT
- DEDICATED R/W
- CONSERVATION AREA
- PARK AREA

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

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DESIGNED BY: C. BOLTON
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1"=60'

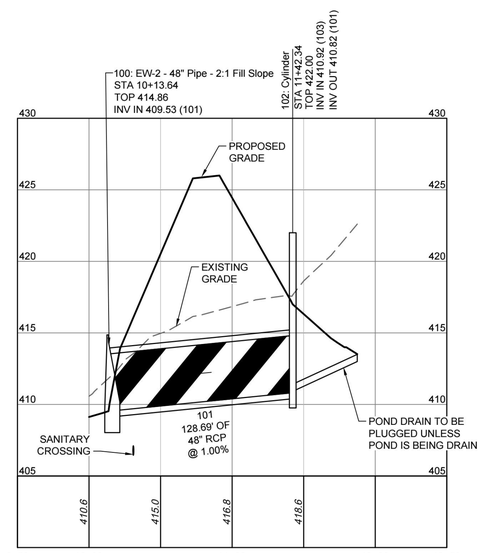
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RIO POINT
COUNTY OF ALBEMARLE, VA
UTILITY EASEMENT PLAN

JOB NO. 46883
SHEET NO. C6.8

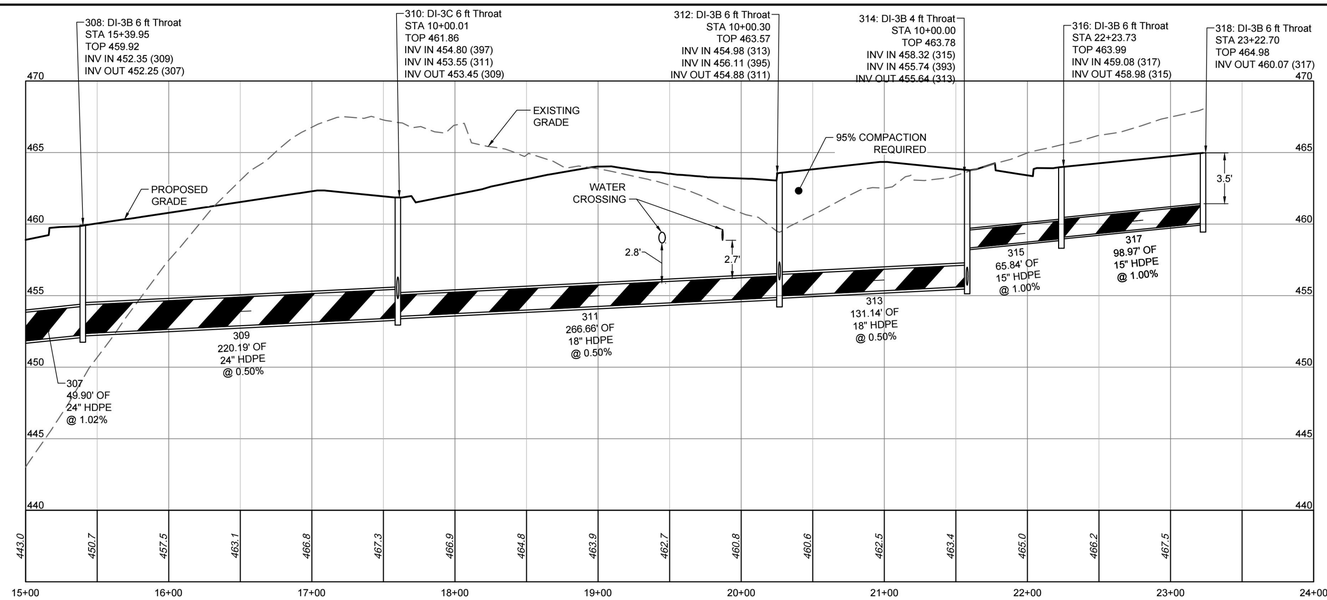
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STR 100 TO STR 102 PROFILE

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

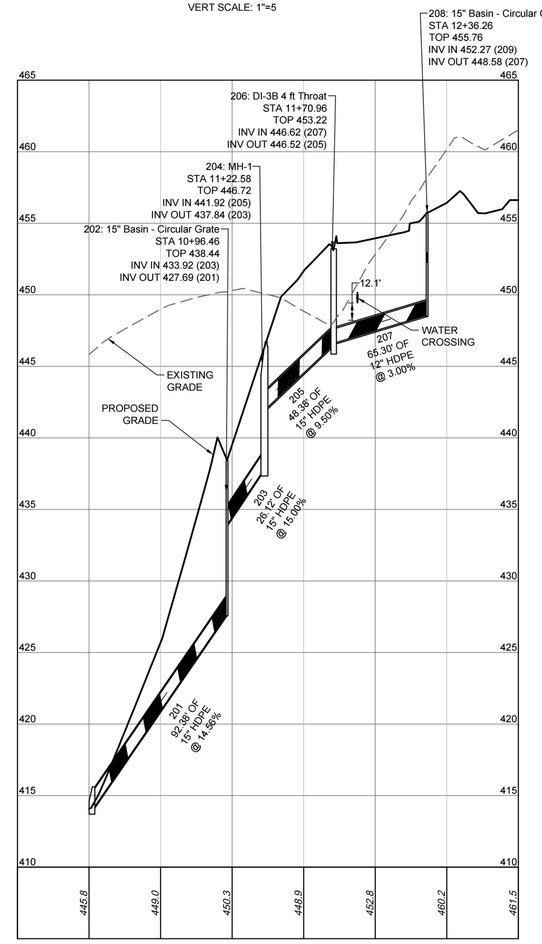


STR 308 TO STR 318 PROFILE

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

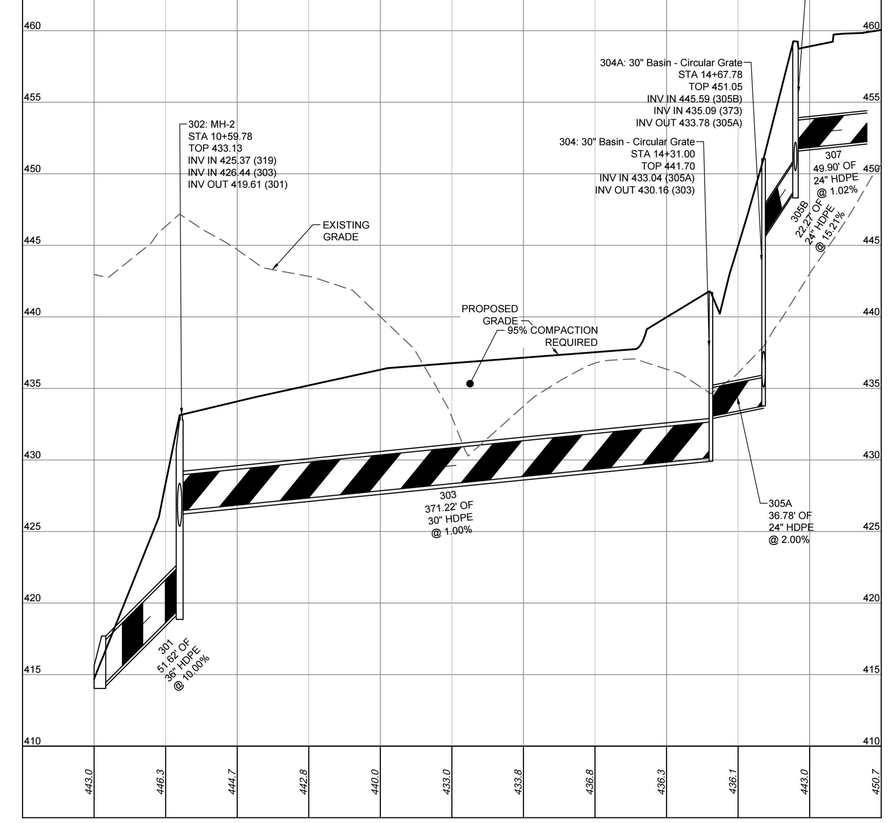
NOTES:

- 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
- A ½ INCH STEEL PLATE IS REQUIRED TO BE INSTALLED IN THE FLOOR OF CONCRETE STORM STRUCTURES WHERE THE INVERT IS MORE THAN 4.0' ABOVE THE INVERT



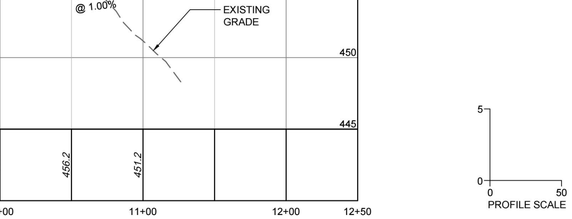
STR 200 TO STR 208 PROFILE

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



STR 300 TO STR 306 PROFILE

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



STR 314 TO STR 394 PROFILE

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

STR 312 TO STR 396 PROFILE

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

5
0
0 50
PROFILE SCALE

COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
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06/02/23
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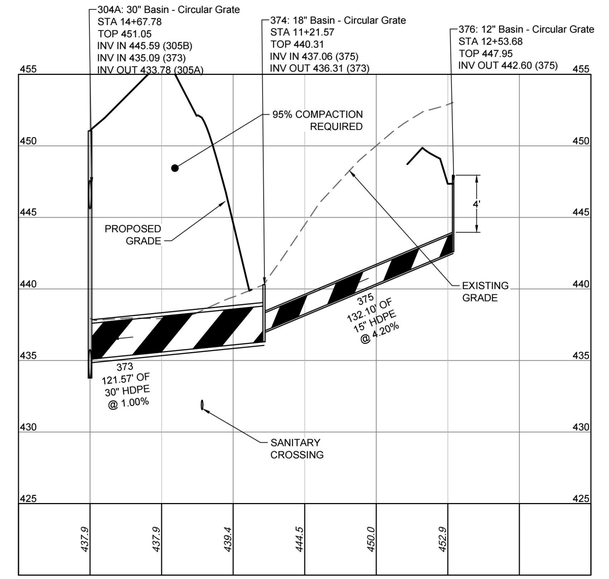
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RIO POINT
COUNTY OF ALBEMARLE, VA
STORM SEWER PROFILES

JOB NO. 46883
SHEET NO. C7.0

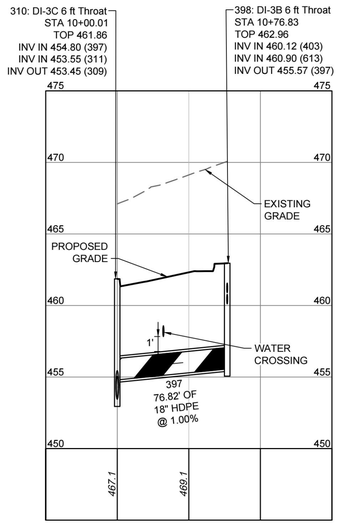
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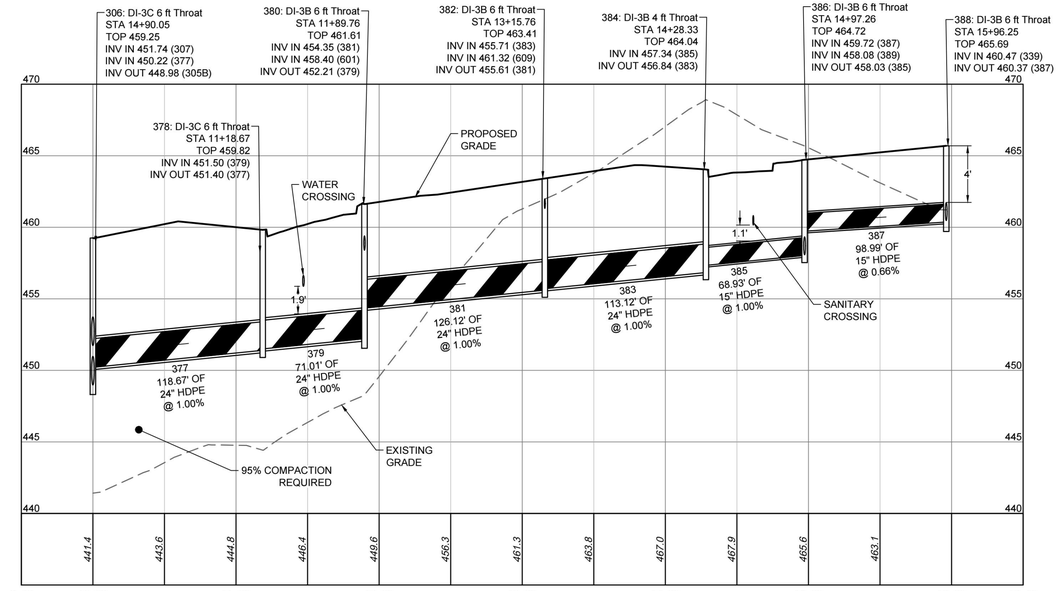
STR 304 TO STR 379 PROFILE

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



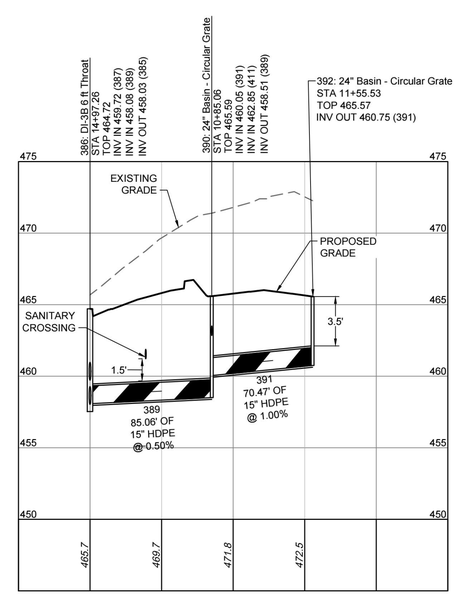
STR 310 TO STR 398 PROFILE

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



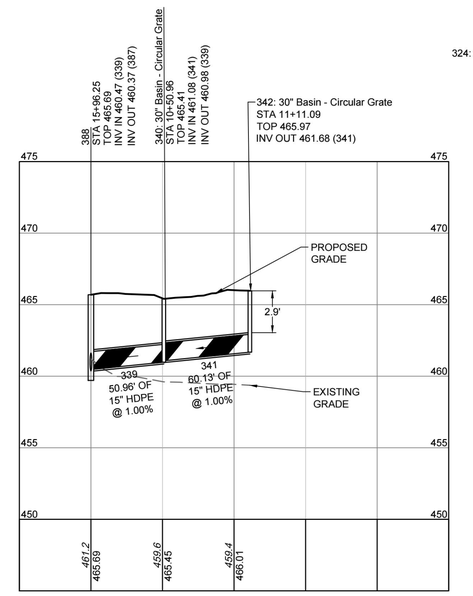
STR 306 TO STR 388 PROFILE

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



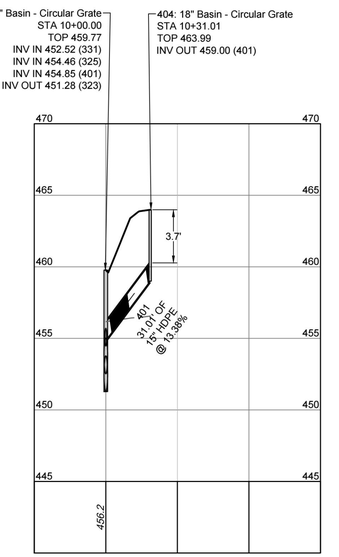
STR 386 TO STR 392 PROFILE

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



STR 338 TO STR 342 PROFILE

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



STR 324 TO STR 402 PROFILE

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

NOTES:

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5
0
0 50
PROFILE SCALE

COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
Lic. No. 51495
06/02/23
PROFESSIONAL ENGINEER

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10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

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

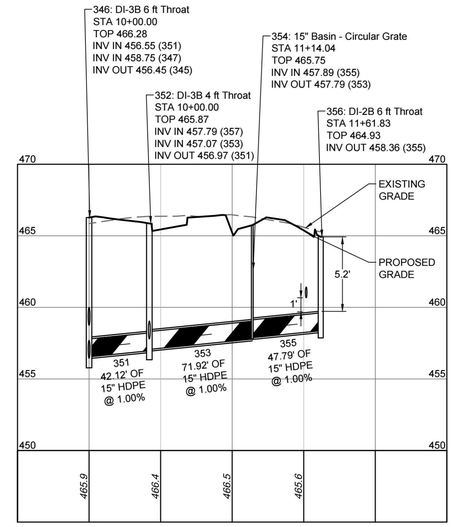
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RIO POINT
COUNTY OF ALBEMARLE, VA
STORM SEWER PROFILES

JOB NO.
46883
SHEET NO.
C7.1

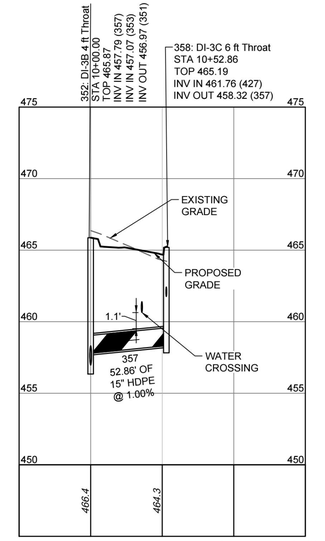
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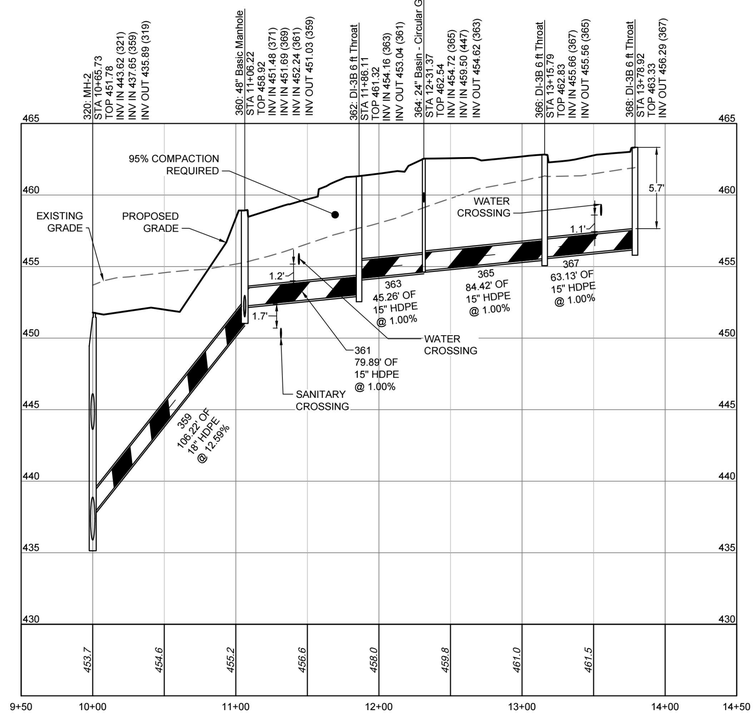
STR 349 TO STR 356 PROFILE

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



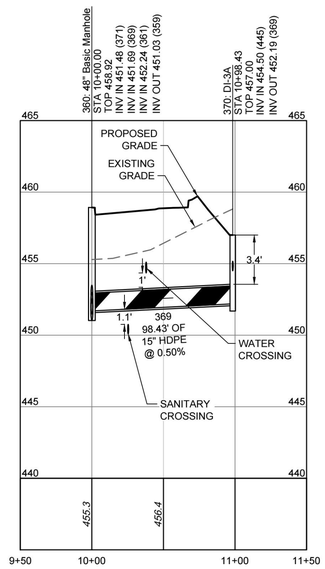
STR 352 TO STR 358 PROFILE

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



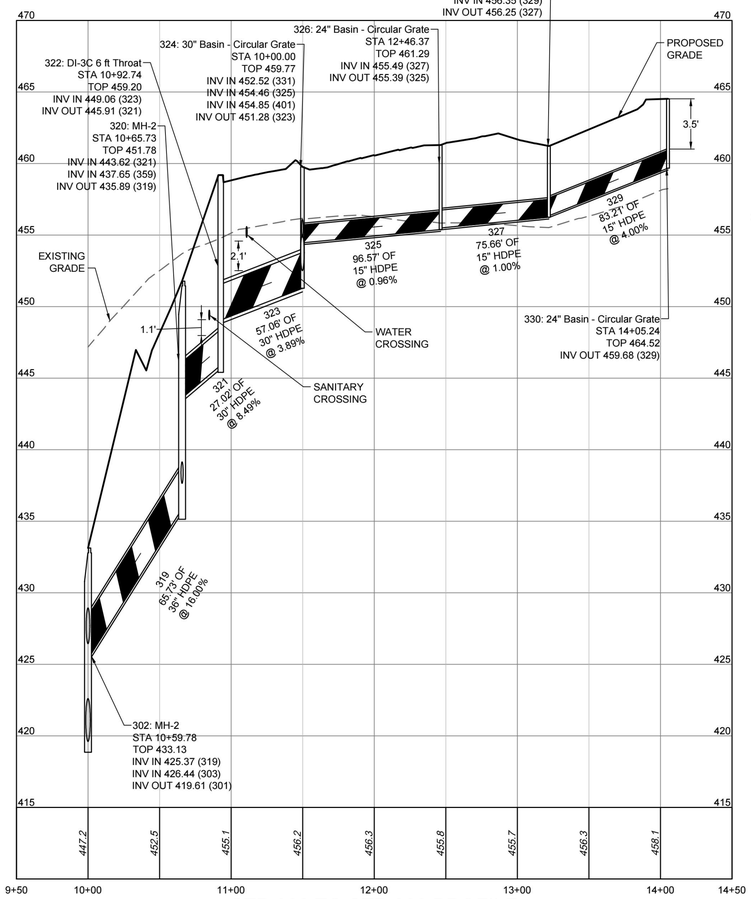
STR 320 TO STR 368 PROFILE

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



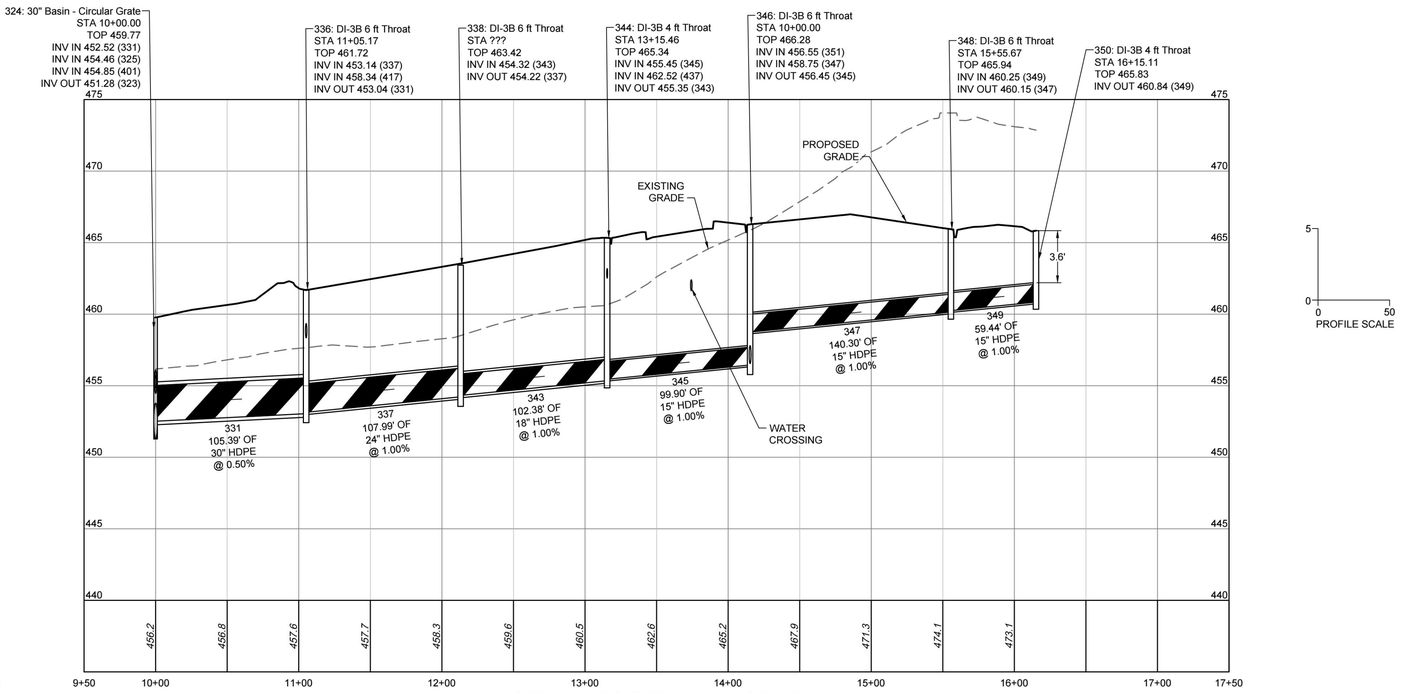
STR 360 TO STR 370 PROFILE

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



STR 302 TO STR 330 PROFILE

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



STR 324 TO STR 350 PROFILE

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

5
0
0 50
PROFILE SCALE

NOTES:
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COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
Lic. No. 51496
06/02/23
PROFESSIONAL ENGINEER

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06/02/2023	COUNTY COMMENTS FSP & WPO

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

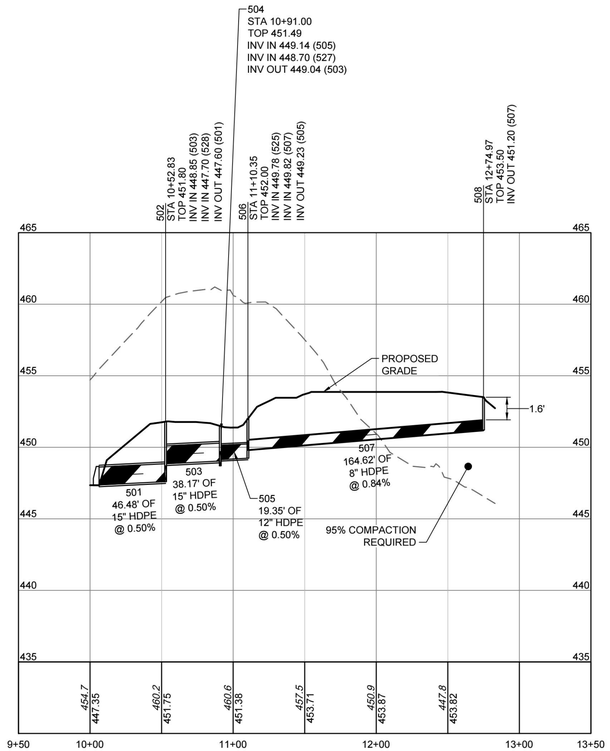
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RIO POINT
COUNTY OF ALBEMARLE, VA
STORM SEWER PROFILES

JOB NO.
46883
SHEET NO.
C7.2

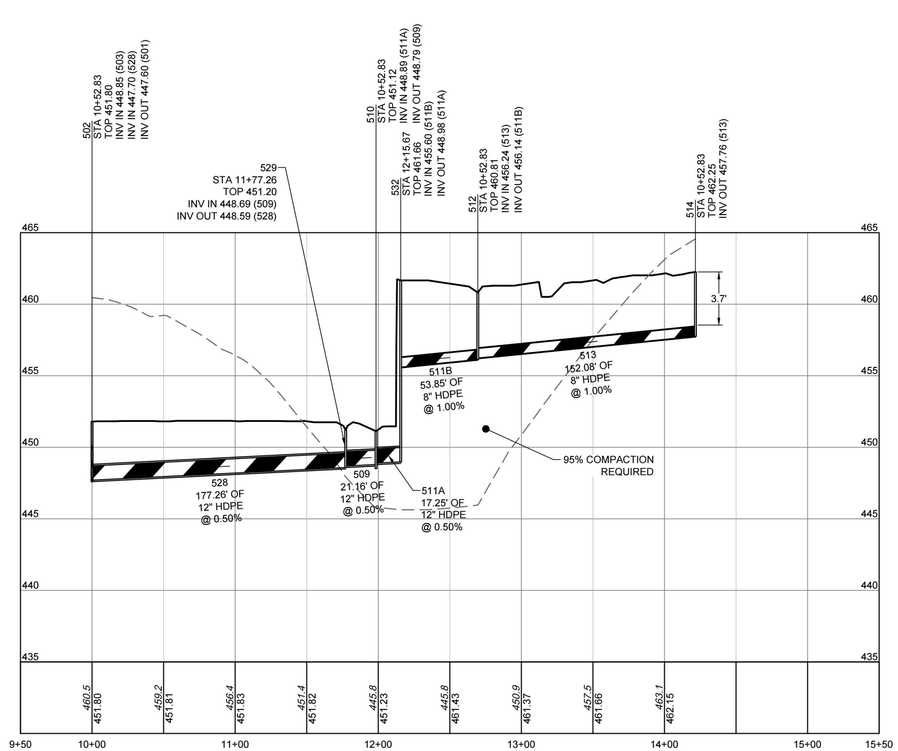
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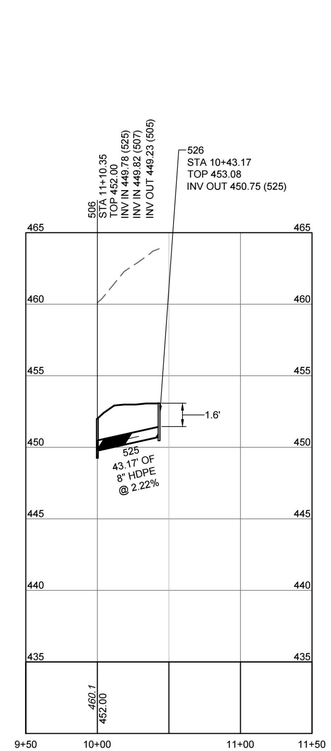
STR 500 TO STR 508 PROFILE

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



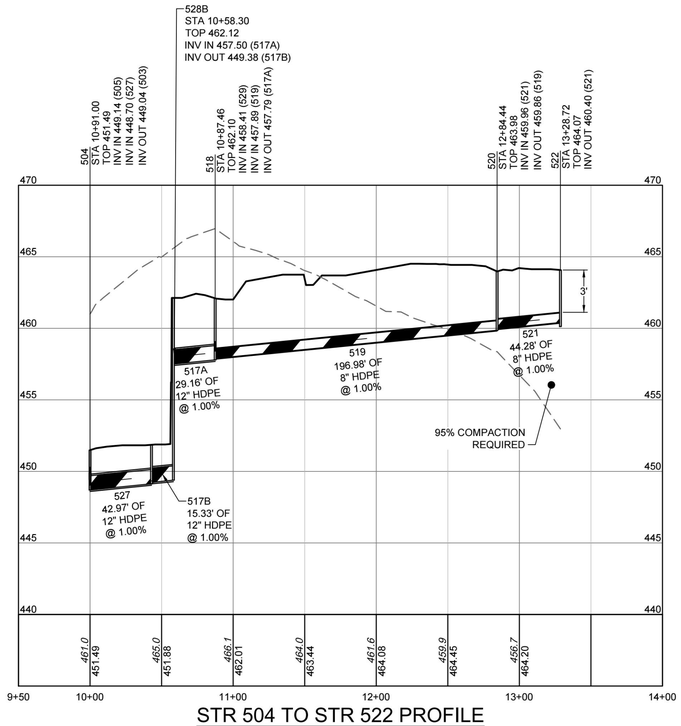
STR 502 TO STR 514 PROFILE

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



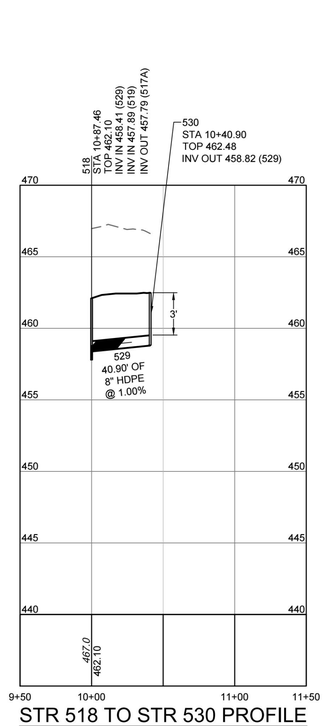
STR 506 TO STR 526 PROFILE

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



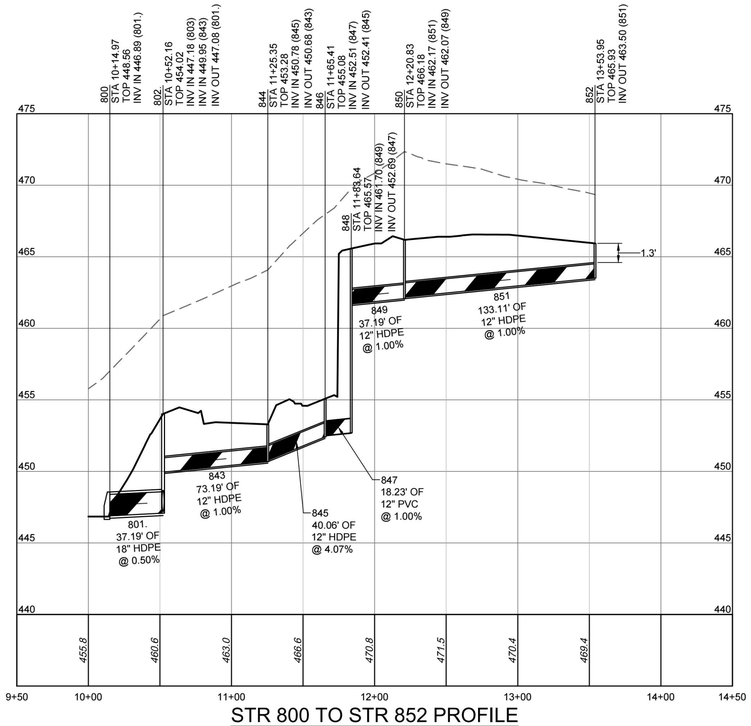
STR 504 TO STR 522 PROFILE

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



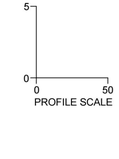
STR 518 TO STR 530 PROFILE

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



STR 800 TO STR 852 PROFILE

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



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COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
Lic. No. 51496
06/02/23
PROFESSIONAL ENGINEER

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COUNTY COMMENTS FSP & WPO	10/12/2022
COUNTY COMMENTS FSP & WPO	06/02/2023

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. KOTARSKI

1" = 50'

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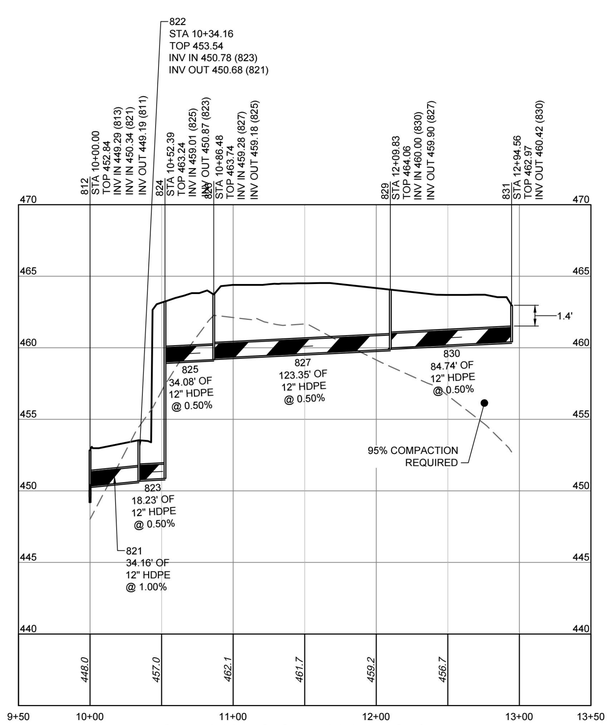
RIO POINT
COUNTY OF ALBEMARLE, VA
STORM SEWER PROFILES

JOB NO.
46883

SHEET NO.
C7.3

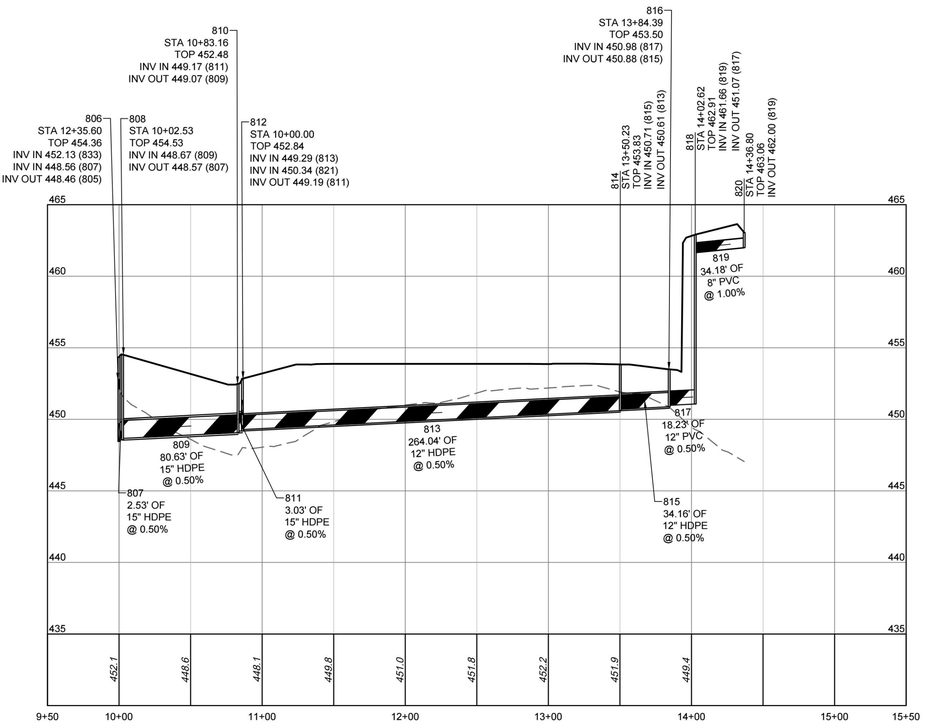
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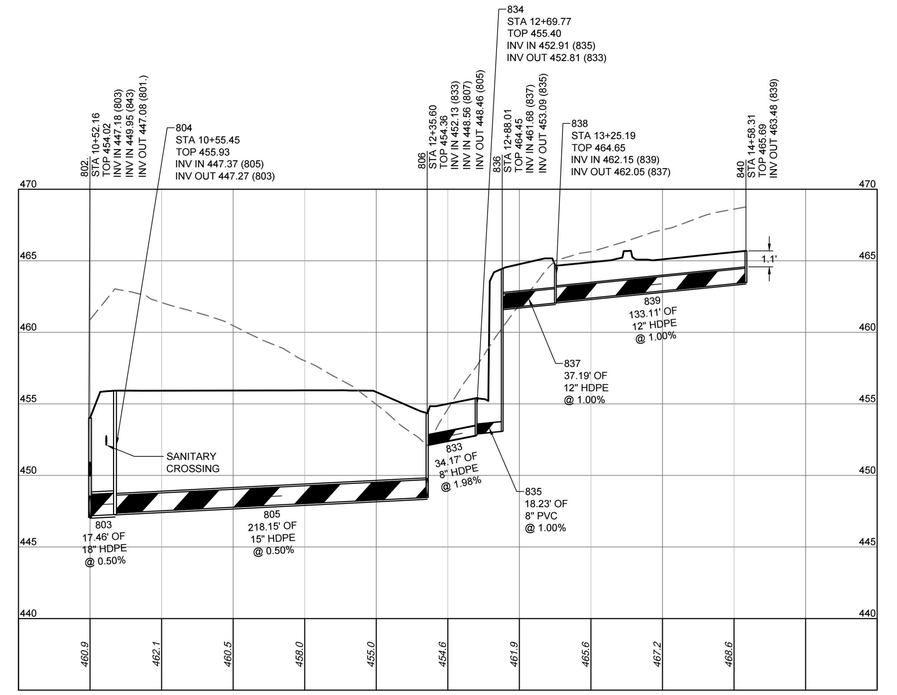
STR 812 TO STR 831 PROFILE

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



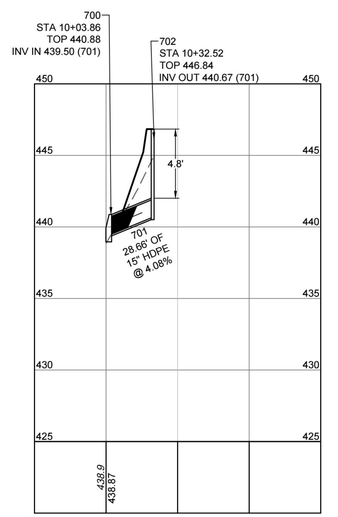
STR 806 TO STR 820 PROFILE

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



STR 802 TO STR 840 PROFILE

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



STR 700 TO 702 PROFILE

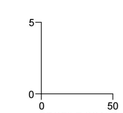
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

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COMMONWEALTH OF VIRGINIA
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DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. KOTARSKI

1" = 50'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
STORM SEWER PROFILES

JOB NO.
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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
104	414.54	3.54'	12" 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 STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
200	415.62	OUTFALL	ES-1 for 18 inch Pipe
202	438.44	10.88'	15" Basin - Circular Grate
204	446.72	8.89'	MH-1
206	453.22	6.87'	DI-3B 4 ft Throat
208	455.76	7.29'	15" Basin - Circular Grate
210	457.25	4.76'	15" Basin - Circular Grate
212	455.68	3.01'	15" Basin - Circular Grate
214	457.80	2.17'	15" Basin - Circular Grate

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
201	15"	202 - 200	427.69	414.24	14.56%	92.38 LF	18" HDPE
203	15"	204 - 202	437.84	433.92	15.00%	26.12 LF	18" HDPE
205	15"	206 - 204	446.52	441.92	9.50%	48.38 LF	15" HDPE
207	12"	208 - 206	448.58	446.62	3.00%	65.30 LF	12" HDPE
209	8"	210 - 208	452.50	452.27	1.00%	22.97 LF	8" HDPE
211	8"	212 - 210	452.67	452.50	1.00%	17.39 LF	8" HDPE
213	8"	214 - 212	455.64	452.69	1.95%	151.16 LF	8" HDPE

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
500	448.66	OUTFALL	ES-1 for 12 inch Pipe
502	451.80	4.19'	15" Basin - Circular Grate
504	451.49	2.78'	15" Basin - Circular Grate
506	452.00	2.77'	15" Basin - Circular Grate
508	453.50	2.29'	15" Basin - Circular Grate
510	451.12	2.61'	15" Basin - Circular Grate
512	460.81	4.68'	15" Basin - Circular Grate
514	462.25	4.50'	15" Basin - Circular Grate
518	462.10	4.30'	15" Basin - Circular Grate
520	463.98	4.11'	15" Basin - Circular Grate
522	464.07	3.95'	15" Basin - Circular Grate
526	453.08	2.62'	15" Basin - Circular Grate
528A	451.86	2.73'	15" Basin - Circular Grate
528B	462.12	12.74'	15" Basin - Circular Grate
529	451.20	2.62'	15" Basin - Circular Grate
530	462.48	3.67'	15" Basin - Circular Grate
532	461.66	12.68'	15" Basin - Circular Grate

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
501	15"	502 - 500	447.60	447.37	0.50%	46.48 LF	15" HDPE
503	15"	504 - 502	449.04	448.85	0.50%	38.17 LF	15" HDPE
505	12"	506 - 504	449.23	449.14	0.50%	19.35 LF	12" HDPE
507	8"	508 - 506	451.20	449.82	0.84%	164.62 LF	8" HDPE
509	12"	510 - 529	448.79	448.69	0.50%	21.16 LF	12" HDPE
511A	12"	532 - 510	448.98	448.89	0.50%	17.25 LF	12" HDPE
511B	8"	512 - 532	456.14	455.60	1.00%	53.85 LF	8" HDPE
513	8"	514 - 512	457.76	456.24	1.00%	152.08 LF	8" HDPE
517A	12"	518 - 528B	457.79	457.50	1.00%	29.16 LF	12" HDPE
517B	12"	528B - 528A	449.38	449.23	1.00%	15.33 LF	12" HDPE
519	8"	520 - 518	459.86	457.89	1.00%	196.98 LF	8" HDPE
521	8"	522 - 520	460.40	459.96	1.00%	44.28 LF	8" HDPE
525	8"	526 - 506	450.75	449.78	2.22%	43.17 LF	8" HDPE
527	12"	528A - 504	449.13	448.70	1.00%	42.97 LF	12" HDPE
528	12"	529 - 502	448.59	447.70	0.50%	177.26 LF	12" HDPE
529	8"	530 - 518	458.82	458.41	1.00%	40.90 LF	8" HDPE

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
700	440.88	OUTFALL	ES-1 for 18 inch Pipe
702	446.84	6.34'	24" Basin - Circular Grate

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 STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
902	445.42	12.93'	DI-1
EX900	446.25	14.20'	DI-1
EX904	446.72	13.96'	MH-1

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
EX901	24"	902 - EX900	432.74	432.05	1.80%	38.39 LF	24 inch RCP
EX903	24"	EX904 - 902	433.01	432.74	1.79%	15.12 LF	24 inch RCP

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
800	448.56	OUTFALL	ES-1 for 18 inch Pipe
802.	454.02	6.94'	24" Basin - Circular Grate
804	455.93	8.66'	24" Basin - Circular Grate
806	454.36	5.90'	18" Basin - Circular Grate
808	454.53	5.96'	15" Basin - Circular Grate
810	452.48	3.41'	15" Basin - Circular Grate
812	452.84	3.65'	15" Basin - Circular Grate
814	453.83	3.23'	15" Basin - Circular Grate
816	453.50	2.62'	15" Basin - Circular Grate
818	462.91	11.84'	15" Basin - Circular Grate
820	463.06	1.06'	15" Basin - Circular Grate
822	453.54	2.86'	15" Basin - Circular Grate
824	463.24	12.37'	15" Basin - Circular Grate
826	463.74	4.56'	15" Basin - Circular Grate
829	464.06	4.17'	15" Basin - Circular Grate
831	462.97	2.55'	15" Basin - Circular Grate
834	455.40	2.59'	15" Basin - Circular Grate
836	464.45	11.36'	15" Basin - Circular Grate
838	464.65	2.60'	15" Basin - Circular Grate
840	465.69	2.21'	15" Basin - Circular Grate
844	453.28	2.60'	15" Basin - Circular Grate
846	455.08	2.67'	15" Basin - Circular Grate
848	465.57	12.88'	15" Basin - Circular Grate
850	466.18	4.11'	15" Basin - Circular Grate
852	465.93	2.43'	15" Basin - Circular Grate

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
801.	18"	802. - 800	447.08	446.89	0.50%	37.19 LF	18" HDPE
803	18"	804 - 802.	447.27	447.18	0.50%	17.46 LF	18" HDPE
805	15"	806 - 804	448.46	447.37	0.50%	218.15 LF	15" HDPE
807	15"	808 - 806	448.57	448.56	0.50%	2.53 LF	15" HDPE
809	15"	810 - 808	449.07	448.67	0.50%	80.63 LF	15" HDPE
811	15"	812 - 810	449.19	449.17	0.50%	3.03 LF	15" HDPE
813	12"	814 - 812	450.61	449.29	0.50%	264.04 LF	12" HDPE
815	12"	816 - 814	450.88	450.71	0.50%	34.16 LF	12" HDPE
817	12"	818 - 816	451.07	450.98	0.50%	18.23 LF	12" PVC
819	8"	820 - 818	462.00	461.66	1.00%	34.18 LF	8" PVC
821	12"	822 - 812	450.68	450.34	1.00%	34.16 LF	12" HDPE
823	12"	824 - 822	450.87	450.78	0.50%	18.23 LF	12" HDPE
825	12"	826 - 824	459.18	459.01	0.50%	34.08 LF	12" HDPE
827	12"	829 - 826	459.90	459.28	0.50%	123.35 LF	12" HDPE
830	12"	831 - 829	460.42	460.00	0.50%	84.74 LF	12" HDPE
833	8"	834 - 806	452.81	452.13	1.98%	34.17 LF	8" HDPE
835	8"	836 - 834	453.09	452.91	1.00%	18.23 LF	8" PVC
837	12"	838 - 836	462.05	461.68	1.00%	37.19 LF	12" HDPE
839	12"	840 - 838	463.48	462.15	1.00%	133.11 LF	12" HDPE
843	12"	844 - 802.	450.68	449.95	1.00%	73.19 LF	12" HDPE
845	12"	846 - 844	452.41	450.78	4.07%	40.06 LF	12" HDPE
847	12"	848 - 846	452.69	452.51	1.00%	18.23 LF	12" PVC
849	12"	850 - 848	462.07	461.70	1.00%	37.19 LF	12" HDPE
851	12"	852 - 850	463.50	462.17	1.00%	133.11 LF	12" HDPE

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C.E. CAMPBELL BOLTON
Lic. No. 51495
06/02/23
PROFESSIONAL ENGINEER

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REVISION DESCRIPTION	DATE
COUNTY COMMENTS 1ST	05/05/2022
DESIGN CHANGE/ 2ND	10/12/2022
COUNTY COMMENTS FSP & WPO	01/12/2023
COUNTY COMMENTS FSP & WPO	06/02/2023

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. KOTARSKI

1" = 50'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
STORM SEWER TABLES

JOB NO.
46883

SHEET NO.
C7.5

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STORM STRUCTURE TABLE

STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
300	417.70	OUTFALL	ES-1 for 36 inch Pipe
302	433.13	13.77'	MH-2
304	441.70	11.79'	30" Basin - Circular Grate
304A	451.05	17.28'	30" Basin - Circular Grate
306	459.25	10.44'	DI-3C 6 ft Throat
308	459.92	7.68'	DI-3B 6 ft Throat
310	461.86	8.42'	DI-3C 6 ft Throat
312	463.57	8.86'	DI-3B 6 ft Throat
314	463.78	8.14'	DI-3B 4 ft Throat
316	463.99	5.17'	DI-3B 6 ft Throat
318	464.98	5.03'	DI-3B 6 ft Throat
320	451.78	16.15'	MH-2
322	459.20	13.29'	DI-3C 6 ft Throat
324	459.77	8.49'	30" Basin - Circular Grate
326	461.29	5.90'	24" Basin - Circular Grate
328	461.22	4.97'	24" Basin - Circular Grate
330	464.52	4.85'	24" Basin - Circular Grate
336	461.72	8.80'	DI-3B 6 ft Throat
338	463.42	9.37'	DI-3B 6 ft Throat
340	465.41	4.43'	30" Basin - Circular Grate
342	465.97	4.28'	30" Basin - Circular Grate
344	465.34	9.99'	DI-3B 4 ft Throat
346	466.28	10.00'	DI-3B 6 ft Throat
348	465.94	5.79'	DI-3B 6 ft Throat
350	465.83	4.99'	DI-3B 4 ft Throat
352	465.87	9.02'	DI-3B 4 ft Throat
354	465.75	7.96'	15" Basin - Circular Grate
356	464.93	6.56'	DI-2B 6 ft Throat
358	465.19	6.87'	DI-3C 6 ft Throat
360	458.92	7.90'	48" Basic Manhole
362	461.32	8.28'	DI-3B 6 ft Throat
364	462.54	7.92'	24" Basin - Circular Grate
366	462.83	7.27'	DI-3B 6 ft Throat
368	463.33	7.04'	DI-3B 6 ft Throat
370	457.00	4.81'	DI-3A
372	464.40	11.56'	DI-3B 4 ft Throat
374	440.31	4.00'	18" Basin - Circular Grate
376	447.95	5.35'	12" Basin - Circular Grate
378	459.82	8.42'	DI-3C 6 ft Throat
380	461.61	9.56'	DI-3B 6 ft Throat
382	463.41	7.80'	DI-3B 6 ft Throat
384	464.04	7.20'	DI-3B 4 ft Throat
386	464.72	6.69'	DI-3B 6 ft Throat
388	465.69	5.49'	DI-3B 6 ft Throat
390	465.59	7.09'	24" Basin - Circular Grate
392	465.57	4.82'	24" Basin - Circular Grate
394	461.12	4.95'	DI-3B 4 ft Throat
396	462.19	4.99'	DI-3B 6 ft Throat
398	462.96	7.39'	DI-3B 6 ft Throat
402	465.35	3.74'	15" Basin - Circular Grate
404	463.99	4.99'	18" Basin - Circular Grate
406	465.32	2.74'	15" Basin - Circular Grate
408	466.41	2.59'	15" Basin - Circular Grate
410	466.58	2.38'	15" Basin - Circular Grate
412	466.11	3.16'	15" Basin - Circular Grate
414	466.22	2.37'	15" Basin - Circular Grate
416	466.51	2.16'	15" Basin - Circular Grate
418	464.40	3.25'	15" Basin - Circular Grate
420	465.97	3.01'	15" Basin - Circular Grate
422	464.76	2.99'	15" Basin - Circular Grate

STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
424	464.77	2.54'	15" Basin - Circular Grate
426	466.06	2.20'	15" Basin - Circular Grate
428	465.88	3.98'	15" Basin - Circular Grate
430	465.52	2.21'	15" Basin - Circular Grate
432	465.97	2.15'	15" Basin - Circular Grate
434	465.87	2.48'	15" Basin - Circular Grate
436	466.08	2.19'	15" Basin - Circular Grate
438	467.55	3.65'	15" Basin - Circular Grate
440	467.82	2.17'	15" Basin - Circular Grate
442	467.84	2.91'	15" Basin - Circular Grate
444	468.03	2.13'	15" Basin - Circular Grate
446	1.38	1.72'	15" Basin - Circular Grate
448	467.77	5.45'	15" Basin - Circular Grate
450	466.25	3.40'	15" Basin - Circular Grate
452	467.03	2.29'	15" Basin - Circular Grate
454	467.40	2.14'	15" Basin - Circular Grate
602	462.98	4.26'	15" Basin - Circular Grate
604	462.72	3.03'	15" Basin - Circular Grate
606	464.28	2.46'	15" Basin - Circular Grate
608	463.77	2.02'	15" Basin - Circular Grate
610	464.17	2.70'	15" Basin - Circular Grate
612	464.47	2.16'	15" Basin - Circular Grate
614	463.33	2.33'	15" Basin - Circular Grate
616	464.12	2.15'	15" Basin - Circular Grate

STORM PIPE TABLE

PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
301	36"	302 - 300	419.61	414.45	10.00%	51.62 LF	36" HDPE
303	30"	304 - 302	430.16	426.44	1.00%	371.22 LF	30" HDPE
305A	24"	304A - 304	433.78	433.04	2.00%	36.78 LF	24" HDPE
305B	24"	306 - 304A	448.98	445.59	15.21%	22.27 LF	24" HDPE
307	24"	308 - 306	452.25	451.74	1.02%	49.90 LF	24" HDPE
309	24"	310 - 308	453.45	452.35	0.50%	220.19 LF	24" HDPE
311	18"	312 - 310	454.88	453.55	0.50%	266.66 LF	18" HDPE
313	18"	314 - 312	455.64	454.98	0.50%	131.14 LF	18" HDPE
315	15"	316 - 314	458.98	458.32	1.00%	65.84 LF	15" HDPE
317	15"	318 - 316	460.07	459.08	1.00%	98.97 LF	15" HDPE
319	36"	320 - 302	435.89	425.37	16.00%	65.73 LF	36" HDPE
321	30"	322 - 320	445.91	443.62	8.49%	27.02 LF	30" HDPE
323	30"	324 - 322	451.28	449.06	3.89%	57.06 LF	30" HDPE
325	15"	326 - 324	455.39	454.46	0.96%	96.57 LF	15" HDPE
327	15"	328 - 326	456.25	455.49	1.00%	75.66 LF	15" HDPE
329	15"	330 - 328	459.68	456.35	4.00%	83.21 LF	15" HDPE
331	30"	336 - 324	453.04	452.52	0.50%	105.39 LF	30" HDPE
337	24"	338 - 336	454.22	453.14	1.00%	107.99 LF	24" HDPE
339	15"	340 - 388	460.98	460.47	1.00%	50.96 LF	15" HDPE
341	15"	340 - 342	461.08	461.68	1.00%	60.13 LF	15" HDPE
343	18"	344 - 338	455.35	454.32	1.00%	102.38 LF	18" HDPE
345	15"	346 - 344	456.45	455.45	1.00%	99.90 LF	15" HDPE
347	15"	348 - 346	460.15	458.75	1.00%	140.30 LF	15" HDPE
349	15"	350 - 348	460.84	460.25	1.00%	59.44 LF	15" HDPE
351	15"	352 - 346	456.97	456.55	1.00%	42.12 LF	15" HDPE
353	15"	354 - 352	457.79	457.07	1.00%	71.92 LF	15" HDPE
355	15"	356 - 354	458.36	457.89	1.00%	47.79 LF	15" HDPE
357	15"	358 - 352	458.32	457.79	1.00%	52.86 LF	15" HDPE
359	18"	360 - 320	451.03	437.65	12.59%	106.22 LF	18" HDPE
361	15"	362 - 360	453.04	452.24	1.00%	79.89 LF	15" HDPE
363	15"	364 - 362	454.62	454.16	1.00%	45.26 LF	15" HDPE
365	15"	366 - 364	455.56	454.72	1.00%	84.42 LF	15" HDPE
367	15"	368 - 366	456.29	455.66	1.00%	63.13 LF	15" HDPE
369	15"	370 - 360	452.19	451.69	0.50%	98.43 LF	15" HDPE
371	18"	372 - 360	452.96	451.48	2.02%	73.21 LF	18" HDPE
373	30"	374 - 304A	436.31	435.09	1.00%	121.57 LF	30" HDPE
375	15"	376 - 374	442.60	437.06	4.20%	132.10 LF	15" HDPE
377	24"	378 - 306	451.40	450.22	1.00%	118.67 LF	24" HDPE
379	24"	380 - 378	452.21	451.50	1.00%	71.01 LF	24" HDPE
381	24"	382 - 380	455.61	454.35	1.00%	126.12 LF	24" HDPE
383	24"	384 - 382	456.84	455.71	1.00%	113.12 LF	24" HDPE
385	15"	386 - 384	458.03	457.34	1.00%	68.93 LF	15" HDPE
387	15"	388 - 386	460.37	459.72	0.66%	98.99 LF	15" HDPE
389	15"	390 - 386	458.51	458.08	0.50%	85.06 LF	15" HDPE
391	15"	392 - 390	460.75	460.05	1.00%	70.47 LF	15" HDPE
393	15"	394 - 314	456.18	455.74	0.50%	88.09 LF	15" HDPE
395	15"	396 - 312	457.37	456.11	1.00%	126.05 LF	15" HDPE
397	18"	398 - 310	455.57	454.80	1.00%	76.82 LF	18" HDPE
401	15"	404 - 324	459.00	454.85	13.38%	31.01 LF	15" HDPE
403	8"	402 - 398	461.61	460.12	1.97%	75.76 LF	8" HDPE
405	8"	406 - 402	462.58	461.70	1.00%	87.50 LF	8" HDPE
407	8"	408 - 406	463.82	462.68	1.00%	114.53 LF	8" HDPE
409	8"	410 - 402	464.20	461.70	1.65%	151.16 LF	8" HDPE
411	8"	412 - 390	462.95	462.85	1.00%	9.83 LF	8" HDPE
413	8"	414 - 412	463.85	463.05	1.00%	80.25 LF	8" HDPE
415	8"	416 - 414	464.36	463.95	1.00%	40.90 LF	8" HDPE
417	12"	418 - 336	461.16	458.34	3.69%	76.15 LF	12" HDPE
419	12"	420 - 418	462.96	461.44	1.00%	152.08 LF	12" HDPE
421	12"	422 - 418	461.77	461.26	1.00%	51.75 LF	12" HDPE
423	12"	424 - 422	462.23	461.87	1.00%	35.75 LF	12" HDPE

STORM PIPE TABLE

425	12"	426 - 424	463.85	462.33	1.00%	152.08 LF	12" HDPE
427	8"	428 - 358	461.90	461.76	1.00%	13.89 LF	8" HDPE
429	8"	430 - 428	463.31	462.83	1.00%	47.82 LF	8" HDPE
431	8"	432 - 430	463.82	463.41	1.00%	40.90 LF	8" HDPE
433	8"	434 - 428	463.38	462.99	1.00%	39.68 LF	8" HDPE
435	8"	436 - 434	463.89	463.48	1.00%	40.90 LF	8" HDPE
437	8"	438 - 344	463.95	462.52	2.14%	67.25 LF	8" HDPE
439	8"	440 - 438	465.65	464.05	1.49%	107.74 LF	8" HDPE
441	8"	442 - 438	464.93	464.05	1.00%	87.97 LF	8" HDPE
443	8"	444 - 442	465.91	465.03	1.00%	87.32 LF	8" HDPE
445	8"	446 - 370	456.00	454.50	10.19%	14.72 LF	8" HDPE
447	8"	448 - 364	462.33	459.50	5.65%	50.01 LF	8" HDPE
449	8"	450 - 448	462.86	462.43	1.00%	43.22 LF	8" HDPE
451	8"	452 - 450	464.73	462.96	1.00%	177.38 LF	8" HDPE
453	8"	454 - 452	465.26	464.83	1.00%	43.22 LF	8" HDPE
601	12"	602 - 380	458.72	458.40	2.36%	13.43 LF	12" HDPE
603	8"	604 - 602	459.69	458.82	1.00%	87.50 LF	8" HDPE
605	8"	606 - 604	461.82	459.79	1.00%	202.63 LF	8" HDPE
607	8"	608 - 602	461.75	458.82	2.91%	100.98 LF	8" HDPE
609	8"	610 - 382	461.47	461.32	1.00%	14.55 LF	8" HDPE
611	8"	612 - 610	462.31	461.57	1.00%	74.76 LF	8" HDPE
613	8"	614 - 398	461.00	460.90	1.00%	10.33 LF	8" HDPE
615	8"	616 - 614	461.98	461.10	1.00%	87.50 LF	8" HDPE

COMMONWEALTH OF VIRGINIA
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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS 1SP
08/01/2022	DESIGN CHANGE OUT
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

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

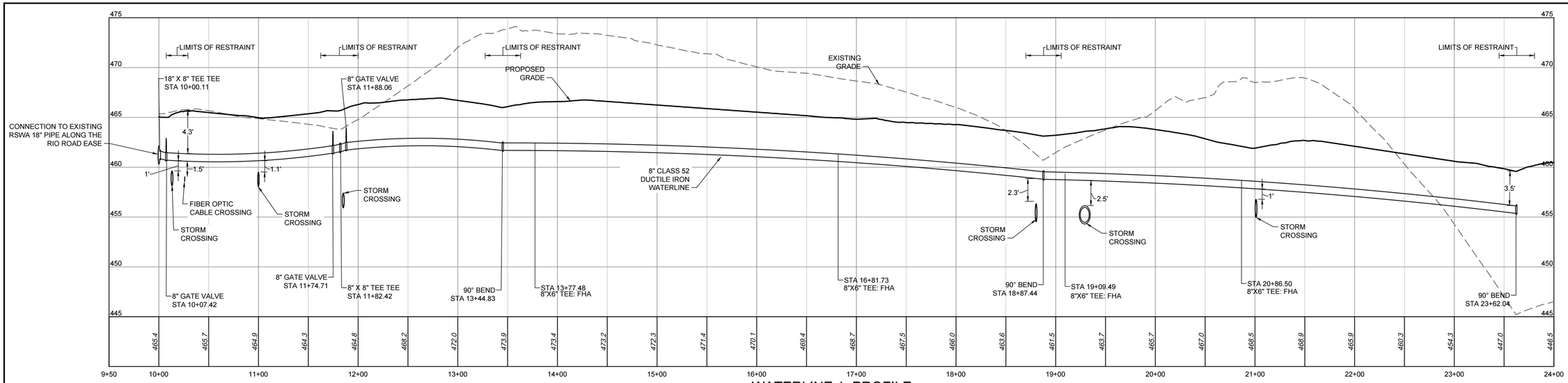
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RIO POINT
COUNTY OF ALBEMARLE, VA
STORM SEWER TABLES

JOB NO. 46883
SHEET NO. C7.6

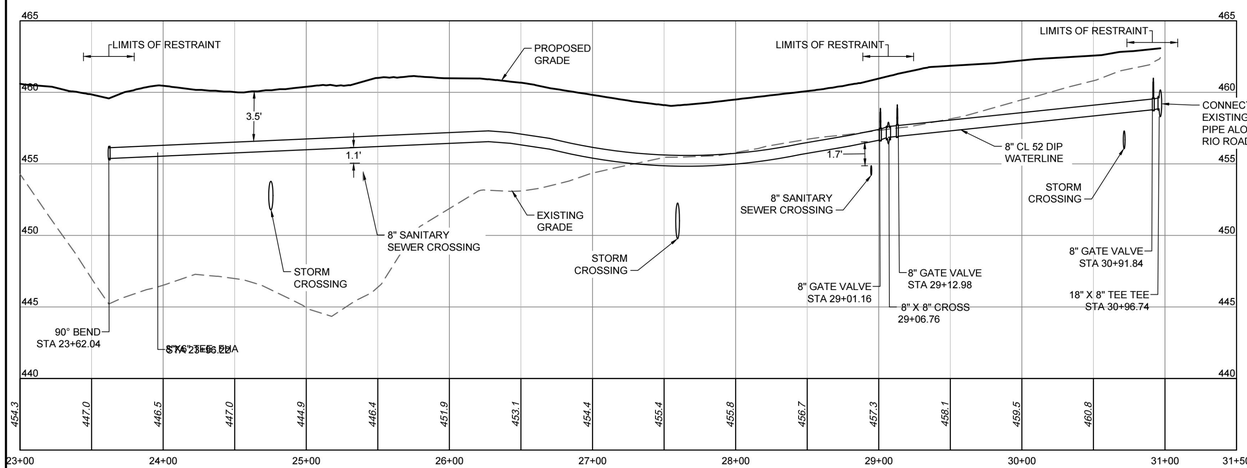
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WATERLINE 1 PROFILE

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

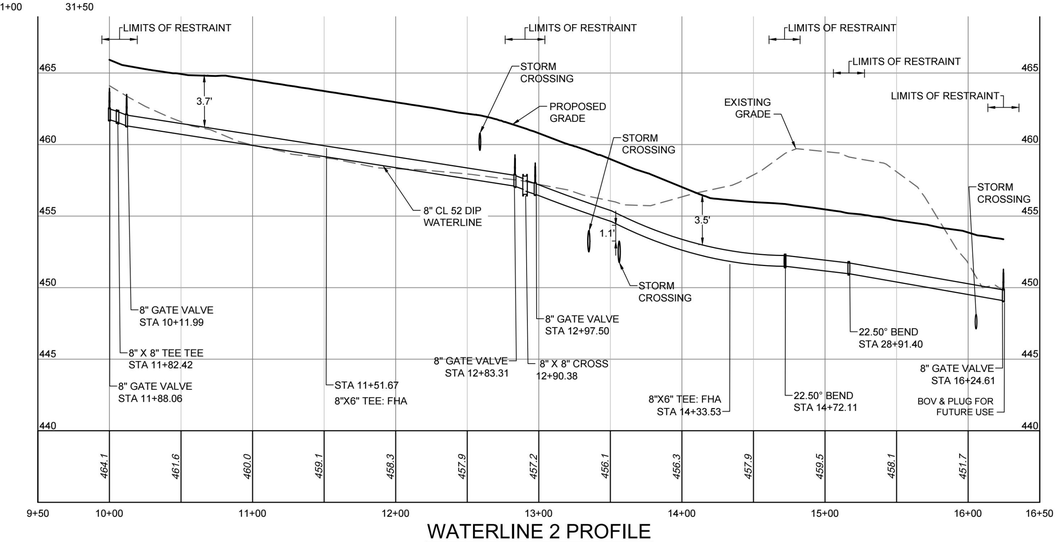


WATERLINE 1 PROFILE (CONTINUED)

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

NOTE:
1. JOINT RESTRAINT SHOULD BE USED INSTEAD OF THRUST BLOCKS.
2. FOR RESTRAINT LENGTHS/LIMITS, REFER TO SHEET C0.5.





WATERLINE 2 PROFILE

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

COMMONWEALTH OF VIRGINIA
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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS 1ST
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
WATER LINE PROFILES

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SANITARY PIPE TABLE				
PIPE NAME	**SIZE**	**LENGTH**	**SLOPE**	**BEARING**
1	8"	193.49 LF	0.50%	S35° 41' 31"W
3	8"	147.20 LF	0.50%	S63° 14' 12"W
5	8"	137.30 LF	0.50%	S45° 21' 01"W
7	8"	218.32 LF	0.50%	S56° 21' 00"W
9	8"	49.43 LF	1.00%	S29° 29' 51"E
11	8"	105.97 LF	10.62%	S66° 34' 38"E
13	8"	69.33 LF	14.70%	S19° 28' 21"W
15	8"	170.49 LF	3.30%	S54° 30' 13"W
17	8"	105.31 LF	4.70%	S23° 34' 00"E
19	8"	219.67 LF	1.00%	S23° 34' 00"E
21	8"	242.63 LF	1.00%	S66° 25' 46"W
23	8"	154.52 LF	7.24%	S67° 22' 31"E
25	8"	171.02 LF	1.00%	S23° 33' 46"E
27	8"	195.88 LF	1.00%	S23° 34' 01"E
29	8"	235.62 LF	1.01%	S23° 34' 03"E
31	8"	218.43 LF	1.00%	S66° 25' 59"W
33	8"	205.93 LF	1.42%	S66° 25' 59"W
35	8"	165.43 LF	1.00%	S66° 25' 59"W
37	8"	353.14 LF	0.50%	S66° 05' 03"W
39	8"	90.51 LF	0.50%	N23° 32' 34"W
41	8"	235.24 LF	3.29%	S23° 33' 57"E

SANITARY STRUCTURE TABLE			
STRUCTURE #	**TOP**	**STRUCTURE HEIGHT**	**DESCRIPTION**
EX	405.56	3.80'	EX. MH.
2	410.44	7.71'	ACSA OWNED
4	409.36	5.69'	ACSA OWNED
6	410.08	5.53'	ACSA OWNED
8	411.63	5.78'	ACSA OWNED
10	419.37	12.83'	DROP MANHOLE
12	429.28	6.22'	Cylinder
14	448.08	14.33'	DROP MANHOLE
16	460.54	12.75'	Cylinder
18	462.43	4.25'	Cylinder
20	465.20	4.66'	Cylinder
22	466.84	3.67'	Cylinder
24	446.50	10.96'	Cylinder
26	451.23	13.57'	Cylinder
28	452.83	13.01'	Cylinder
30	451.54	9.24'	Cylinder
32	453.81	6.46'	Cylinder
34	455.90	5.54'	Cylinder
36	455.88	3.67'	Cylinder
38	459.59	9.83'	Cylinder
40	456.08	5.70'	Cylinder
42	464.38	3.68'	Cylinder

COMMONWEALTH OF VIRGINIA
C.E. CAMPBELL BOLTON
Lic. No. 51496
06/02/23
PROFESSIONAL ENGINEER

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COUNTY COMMENTS 1ST	05/05/2022
DESIGN CHANGE/ DWT	10/12/2022
COUNTY COMMENTS FSP & WPO	01/12/2023
COUNTY COMMENTS FSP & WPO	06/02/2023

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. KOTARSKI

1" = 50'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA

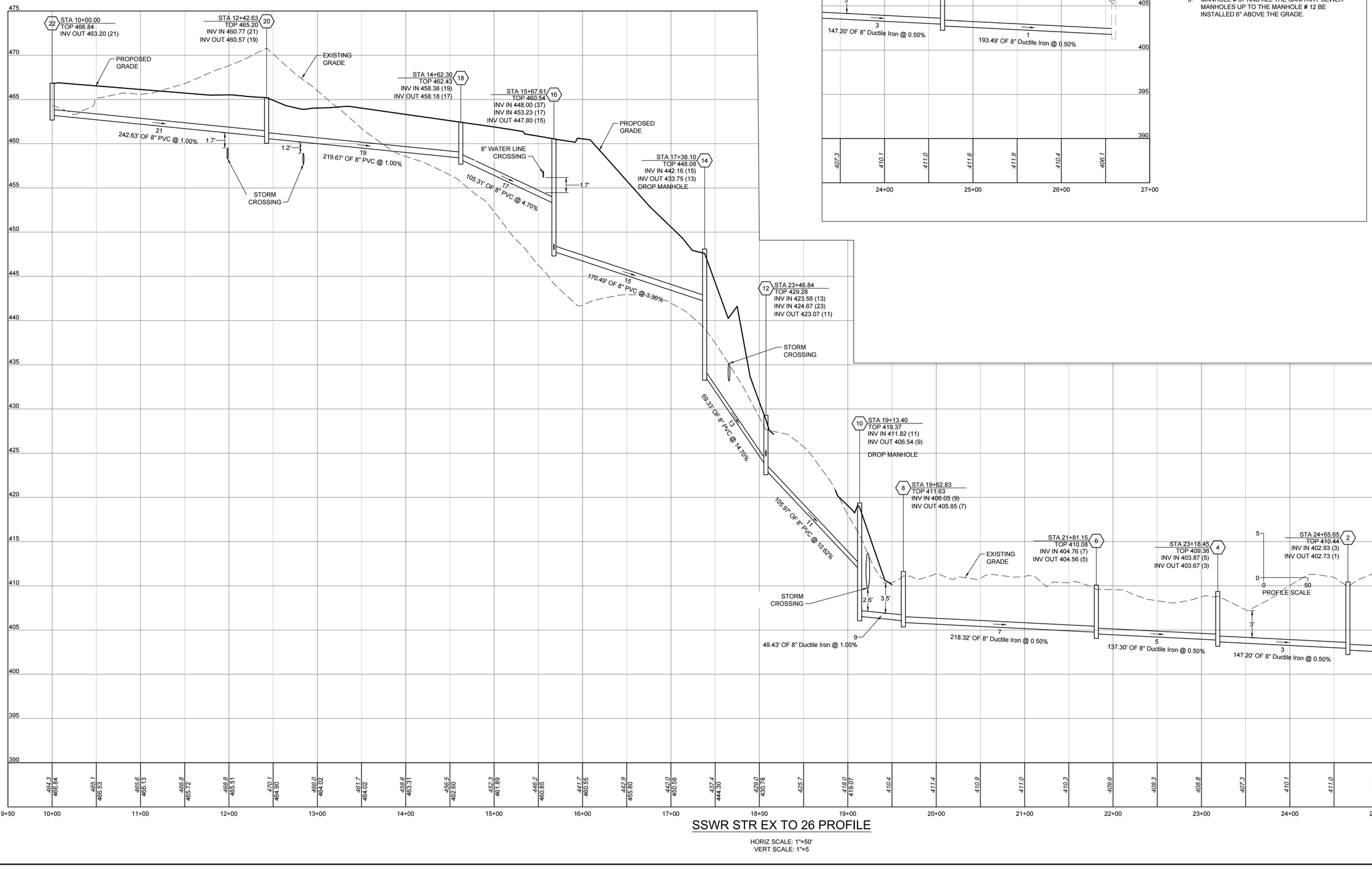
SANITARY SEWER TABLES

JOB NO.
46883

SHEET NO.
C9.1

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SSWR STR EX TO 26 PROFILE

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 SEWER LINES AND MANHOLES UPSTREAM FROM MANHOLE 8 WILL BE PRIVATELY OWNED.
3. MANHOLE # 14, 12 AND ALL THE SANITARY SEWER MANHOLES UP TO THE CONNECTION WITH EXISTING MANHOLE SHALL BE INSTALLED 6" ABOVE THE GRADE.
3. MANHOLE # 37 AND ALL THE SANITARY SEWER MANHOLES UP TO THE MANHOLE # 12 BE INSTALLED 6" ABOVE THE GRADE.

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06/02/2023	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. KOTARSKI

1" = 50'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA

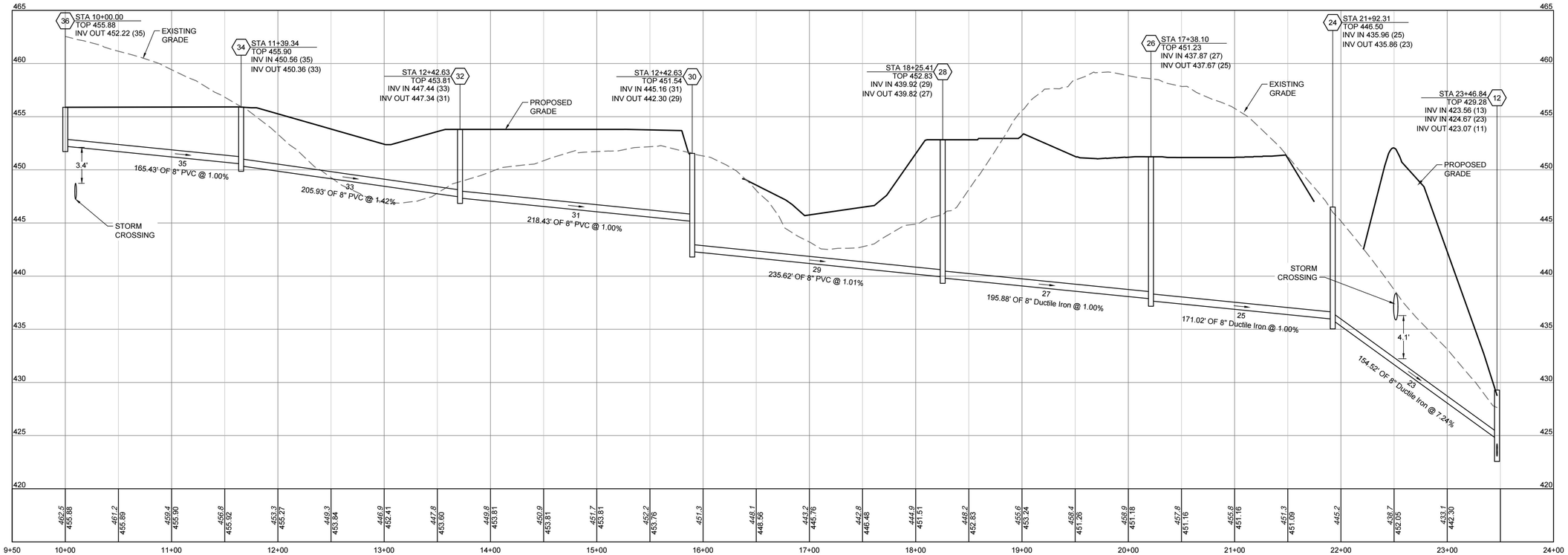
SANITARY SEWER LINE PROFILES

JOB NO.
46883

SHEET NO.
C9.2

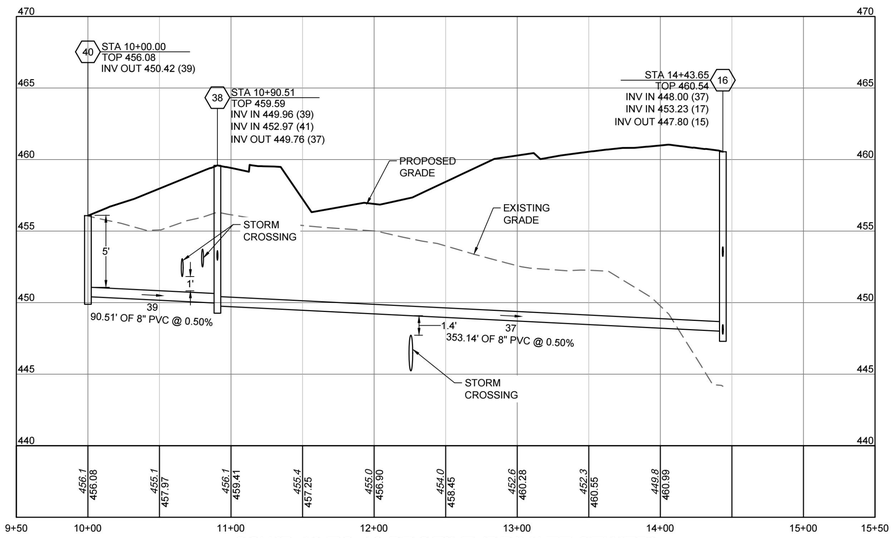
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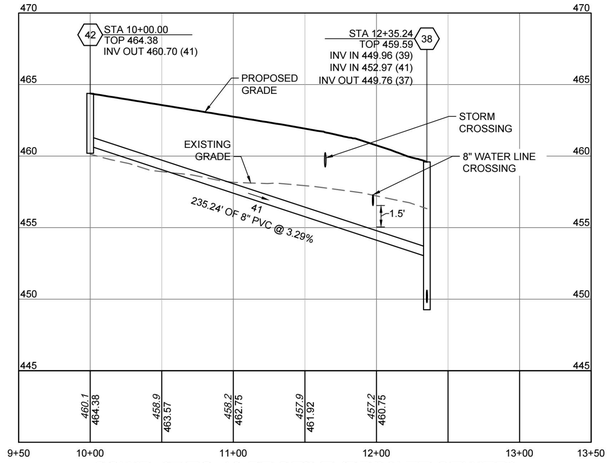
SSWR 12 TO 40 PROFILE (PRIVATE SEWER)

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



SSWR 18 TO 46 PROFILE (PRIVATE SEWER)

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

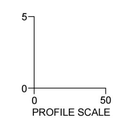


SSWR 47 TO 48 PROFILE (PRIVATE SEWER)

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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06/02/2023	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. KOTARSKI

1" = 50'

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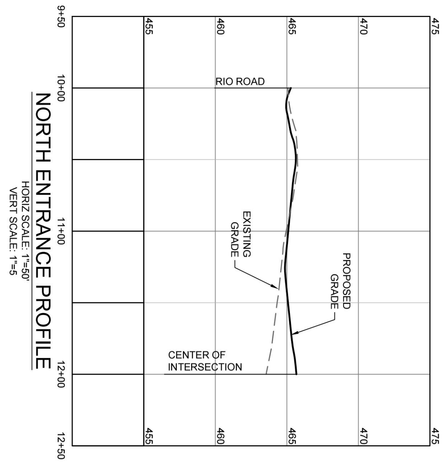
RIO POINT
COUNTY OF ALBEMARLE, VA
SANITARY SEWER LINE PROFILES

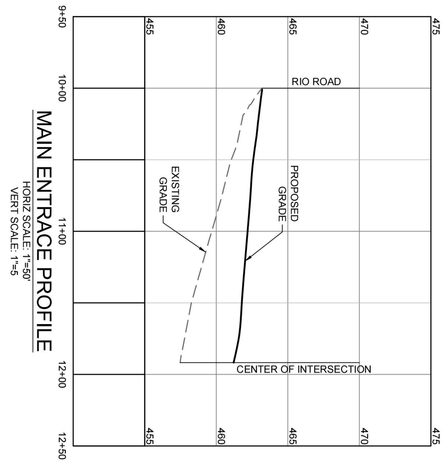
JOB NO.
46883

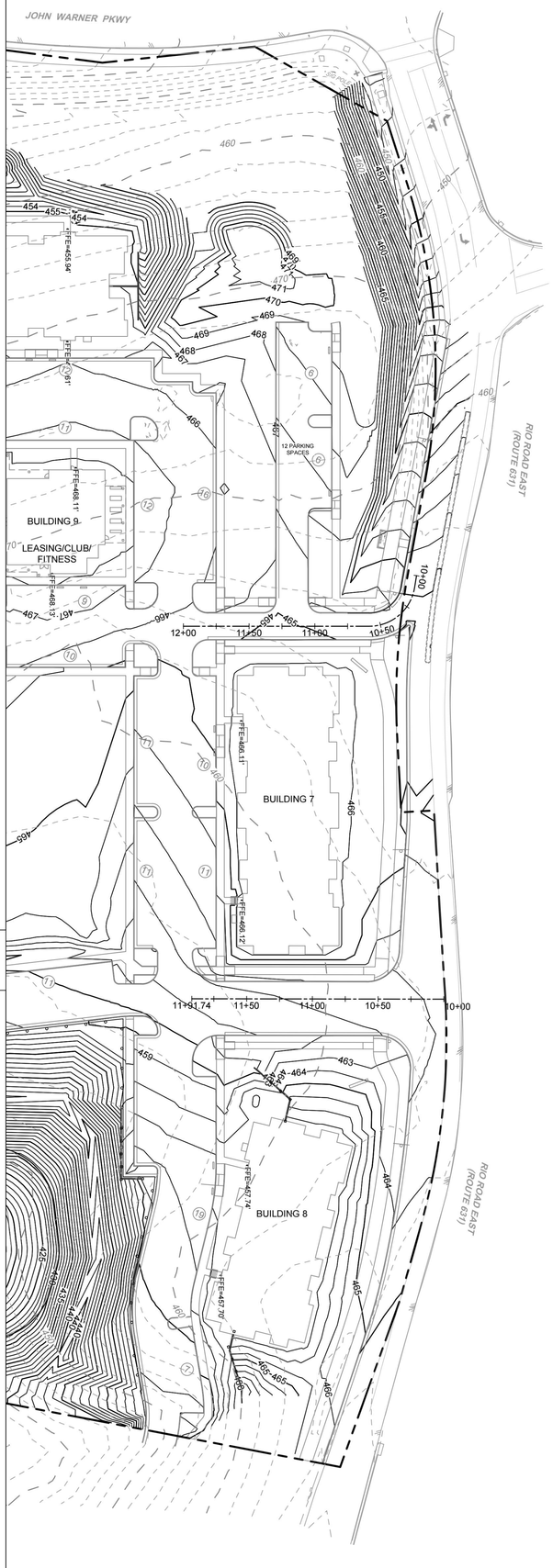
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PROFILE SCALE 0 5 0 50

PROFILE SCALE 0 5 0 50

SCALE 1"=50' 0 50' 100'

63 DVH

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PROFESSIONAL ENGINEER
06/02/2023

SHEET NO.	C10.0
JOB NO.	46883

RIO POINT

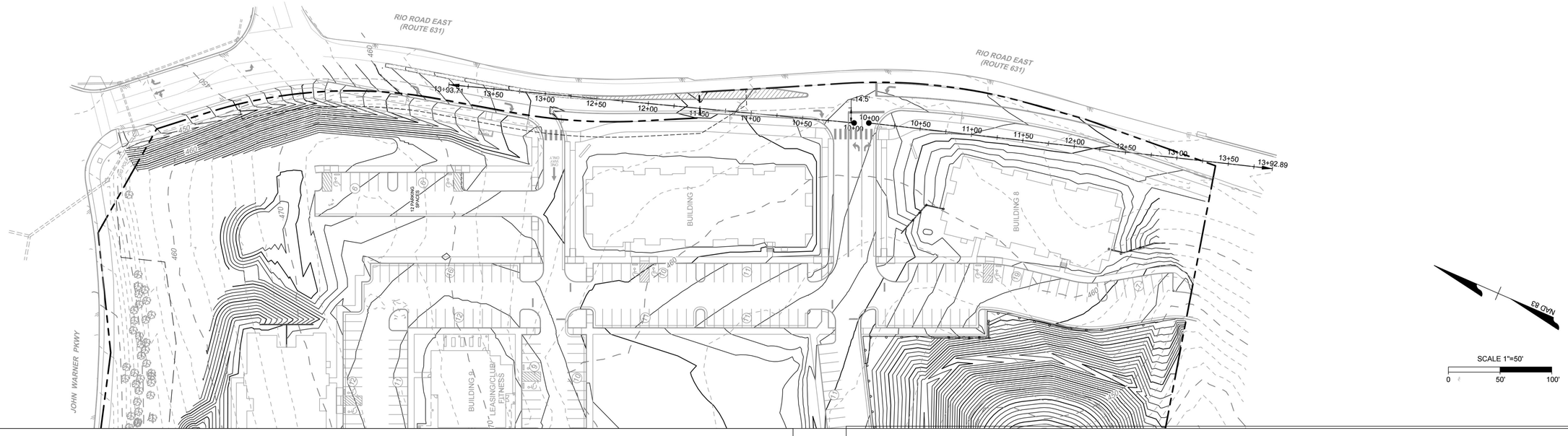
COUNTY OF ALBEMARLE, VA

ENTRANCE PROFILES

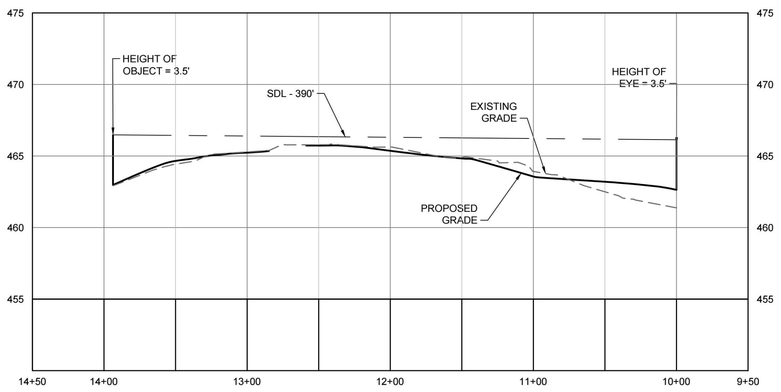
1" = 50'	
CHECKED BY	C. KOTARSKI
DESIGNED BY	C. BOLTON
DRAWN BY	R. VAN MEEKEREN
DATE	02/07/2022

DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS ISP
06/13/2022	DESIGN DEVELOPMENT
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

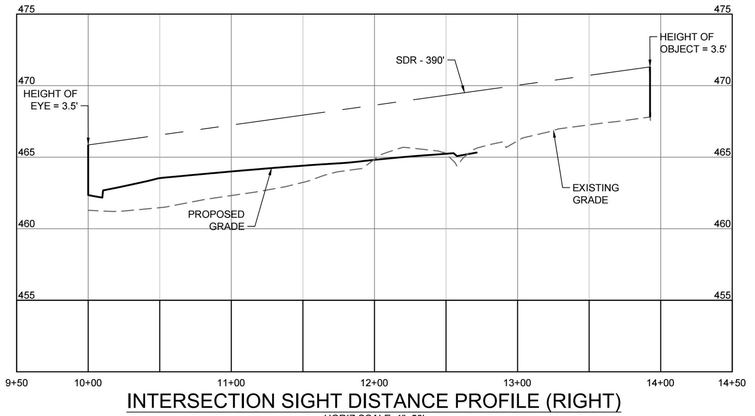
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5
0
0 50
PROFILE SCALE



5
0
0 50
PROFILE SCALE



INTERSECTION SIGHT DISTANCE PROFILE (RIGHT)

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

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06/02/2023	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. KOTARSKI

1" = 50'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA

ENTRANCE SIGHT DISTANCE PROFILES

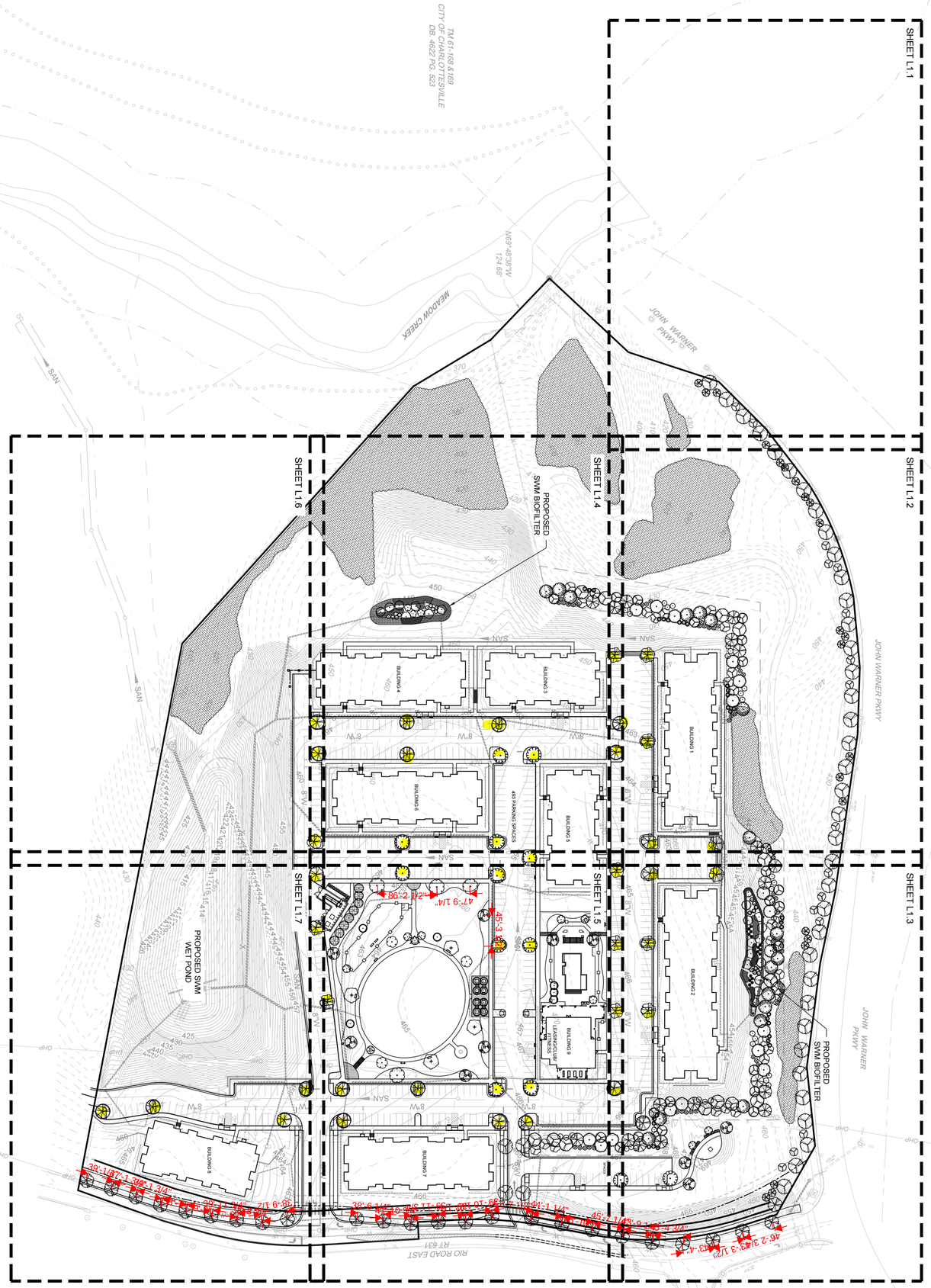
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CONCEPT PLANT SCHEDULE

EXISTING TREE CANOPY TO BE PRESERVED - 111,305 SF

0 80' 160'

SCALE 1"=80'

NAD 83

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CHRISTOPHER C. RAPP
Lic. No. 0406001784
LANDSCAPE ARCHITECT
06/02/2023

DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS ISP
06/13/2022	DESIGN DEVELOPMENT
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

SHEET NO. L1.0

JOB NO. 46883

RIO POINT

COUNTY OF ALBEMARLE, VA

OVERALL LANDSCAPE PLAN

SCALE 1" = 80'

CHECKED BY C. RAPP

DESIGNED BY C. RAPP

DRAWN BY M. RACHNER

DATE 02/07/2022

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NOTES:
- SEE SHEET L2.1 FOR FULL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS
- P.A. = PLANTING AREA

CONCEPT PLANT SCHEDULE

EXISTING TREE CANOPY TO BE PRESERVED
-

NAD 83

SCALE 1"=20'
0 20' 40'

MATCHLINE SHEET L1.1

MATCHLINE SHEET L1.2

EXISTING TREE CANOPY TO BE PRESERVED

JOHN WARNER PKWY

430
420
410
400

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Lic. No. 0406001784
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10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
M. RACHNER

DESIGNED BY
C. RAPP

CHECKED BY
C. RAPP

SCALE
1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LANDSCAPE PLAN

JOB NO.
46883

SHEET NO.
L1.1

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NOTES:
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- P.A. = PLANTING AREA

CONCEPT PLANT SCHEDULE

EXISTING TREE CANOPY TO BE PRESERVED
-

NAD 83

SCALE 1"=20'
0 20' 40'

34'-10 1/2"
34'-4 3/4"
34'-8 1/4"
35'-3"
34'-7 1/2"
35'-3 3/4"
35'-6"
34'-9 3/4"
34'-11 3/4"
34'-10 1/4"

EXISTING TREE CANOPY TO BE PRESERVED

EXISTING TREE CANOPY TO BE PRESERVED

BUILDING 1

APPROXIMATE LOCATION OF LIGHT POLE (TYP.)

FFE=464.61

MATCHLINE SHEET L1.1

MATCHLINE SHEET L1.2

MATCHLINE SHEET L1.2

MATCHLINE SHEET L1.3

MATCHLINE SHEET L1.2

MATCHLINE SHEET L1.4

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DESIGN CHANGE	08/12/2022
COUNTY COMMENTS FSP & WPO	10/12/2022
COUNTY COMMENTS FSP & WPO	06/02/2023

DATE
02/07/2022

DRAWN BY
M. RACHNER

DESIGNED BY
C. RAPP

CHECKED BY
C. RAPP

SCALE
1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LANDSCAPE PLAN

JOB NO.
46883

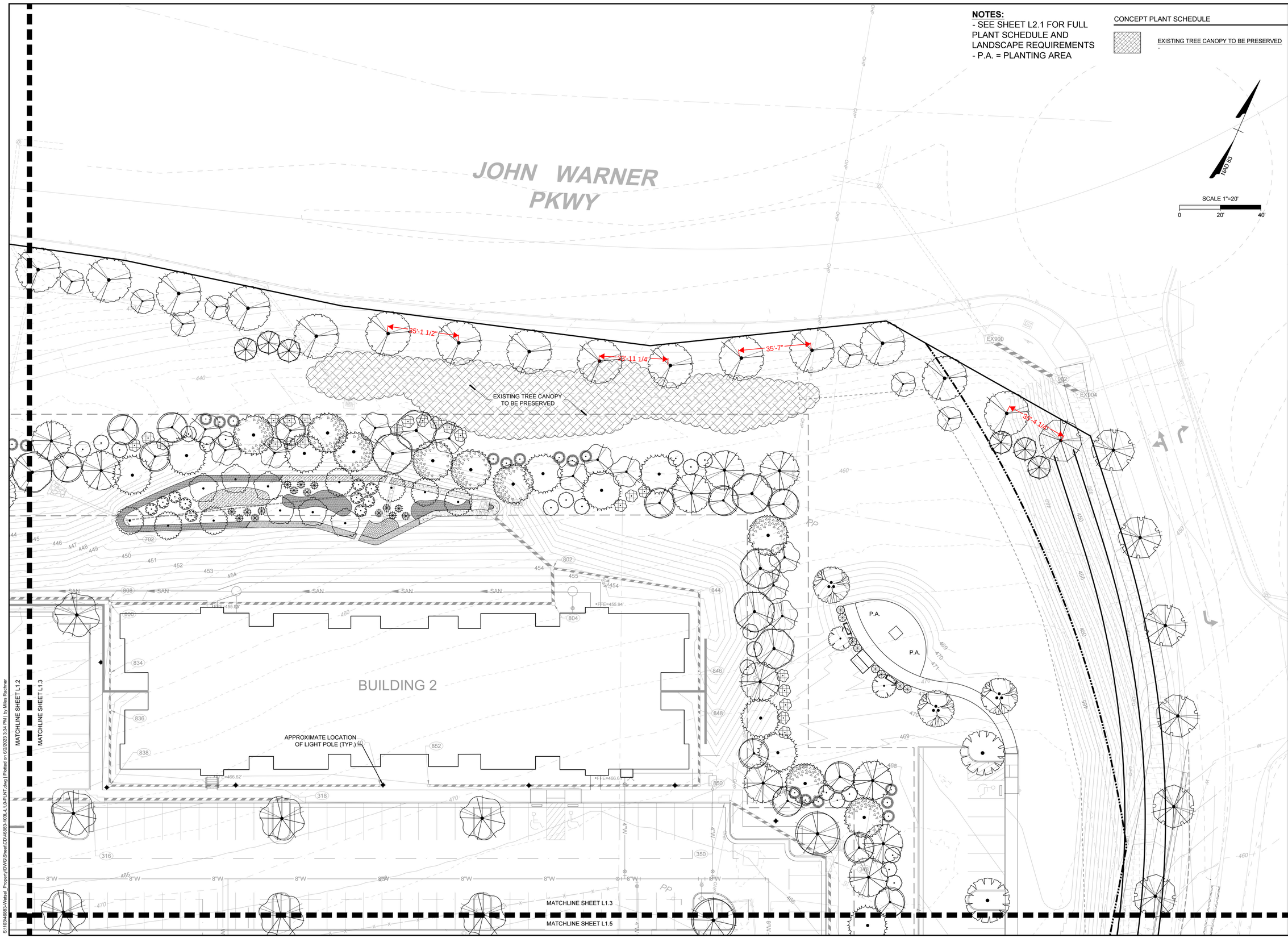
SHEET NO.
L1.2

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NOTES:
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- P.A. = PLANTING AREA

CONCEPT PLANT SCHEDULE

EXISTING TREE CANOPY TO BE PRESERVED
-



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08/01/2022	DESIGN UPDATE
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE: 02/07/2022
DRAWN BY: M. RACHNER
DESIGNED BY: C. RAPP
CHECKED BY: C. RAPP
SCALE: 1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LANDSCAPE PLAN

JOB NO. 46883
SHEET NO. L1.3

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CONCEPT PLANT SCHEDULE

EXISTING TREE CANOPY TO BE PRESERVED
-

NOTES:
- SEE SHEET L2.1 FOR FULL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS
- P.A. = PLANTING AREA

NAD 83

SCALE 1"=20'
0 20' 40'

EXISTING TREE CANOPY TO BE PRESERVED

EXISTING TREE CANOPY TO BE PRESERVED

MATCHLINE SHEET L1.2

MATCHLINE SHEET L1.4

BUILDING 3

BUILDING 4

BUILDING 5

BUILDING 6

493 PARKING SPACES

APPROXIMATE LOCATION OF LIGHT POLE (TYP.)

MATCHLINE SHEET L1.4

MATCHLINE SHEET L1.5

MATCHLINE SHEET L1.4

MATCHLINE SHEET L1.6

S:\1026\46883-Vretel_Property\DWG\Sheet\CD\46883-100L-L1.0-PLNT.dwg | Plotted on 6/2/2023 3:34 PM | by Mike Rachner

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10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
M. RACHNER

DESIGNED BY
C. RAPP

CHECKED BY
C. RAPP

SCALE
1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LANDSCAPE PLAN

JOB NO.
46883

SHEET NO.
L1.4

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MATCHLINE SHEET L1.3

MATCHLINE SHEET L1.5

MATCHLINE SHEET L1.4

MATCHLINE SHEET L1.5

MATCHLINE SHEET L1.5

MATCHLINE SHEET L1.7

BUILDING 9

LEASING/CLUB/
FITNESS

POOL

P.A.

DOG PARK

12 PARKING
SPACES

BUILDING 7

APPROXIMATE LOCATION
OF LIGHT POLE (TYP.)

RELOCATE COMMUNICATION
BOX BEHIND CURB

NOTES:
- SEE SHEET L2.1 FOR FULL PLANT SCHEDULE AND LANDSCAPE REQUIREMENTS
- P.A. = PLANTING AREA

NAD 83

SCALE 1"=20'
0 20' 40'

COMMONWEALTH OF VIRGINIA
CHARLES E. RAPP
Lic. No. 0406001784
06/02/2023
LANDSCAPE ARCHITECT

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MATCHLINE SHEET L1.4

MATCHLINE SHEET L1.6

EXISTING TREE CANOPY
TO BE PRESERVED

MATCHLINE SHEET L1.6

MATCHLINE SHEET L1.7

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

NAD 83

SCALE 1"=20'

0 20' 40'

NOTES:
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- P.A. = PLANTING AREA

CONCEPT PLANT SCHEDULE

EXISTING TREE CANOPY TO BE PRESERVED
-

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06/02/2023	COUNTY COMMENTS FSP & WPO

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02/07/2022

DRAWN BY
M. RACHNER

DESIGNED BY
C. RAPP

CHECKED BY
C. RAPP

SCALE
1" = 20'

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RIO POINT
COUNTY OF ALBEMARLE, VA
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JOB NO.
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MATCHLINE SHEET L1.5

MATCHLINE SHEET L1.7

MATCHLINE SHEET L1.6

MATCHLINE SHEET L1.7

BUILDING 8

FFE=457.74'

FFE=457.70'

APPROXIMATE LOCATION OF LIGHT POLE (TYP.)

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

NOTES:
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NAD 83

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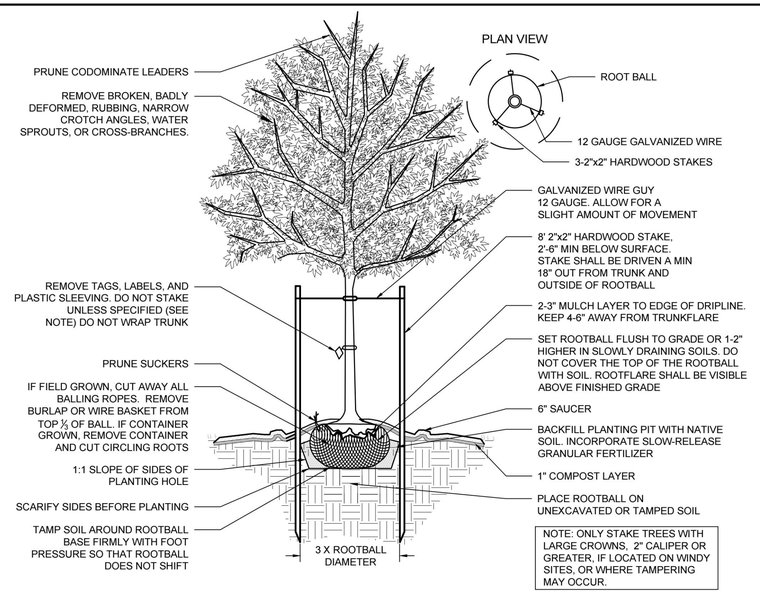
RIO POINT
COUNTY OF ALBEMARLE, VA
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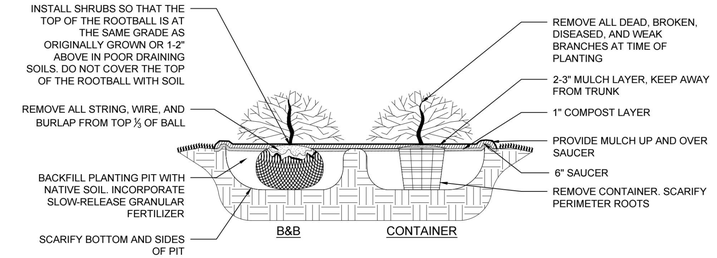
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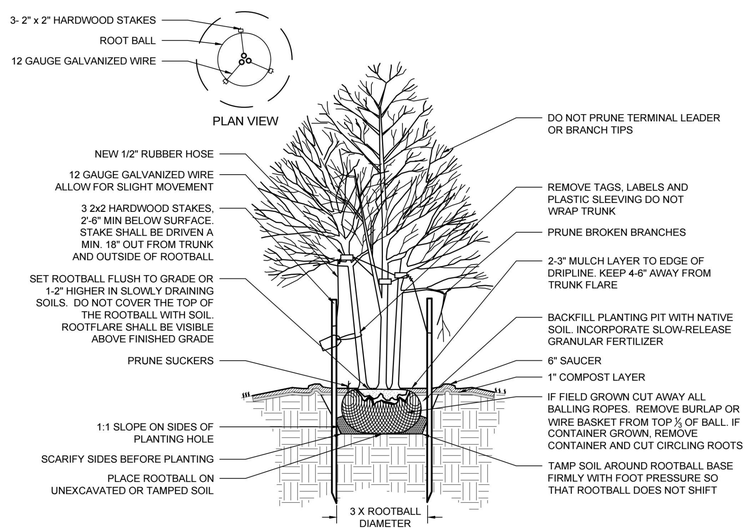
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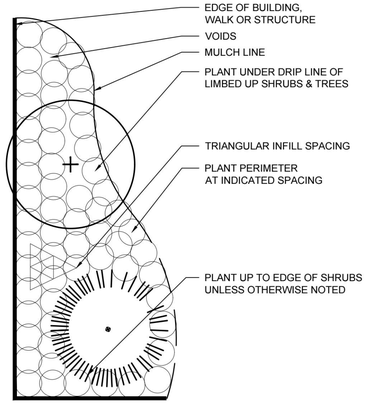
1 DECIDUOUS TREE - STAKING SPECIFIED
NOT TO SCALE

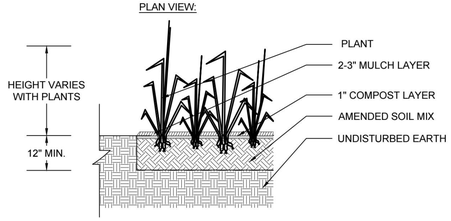


2 SHRUB PLANTING
NOT TO SCALE

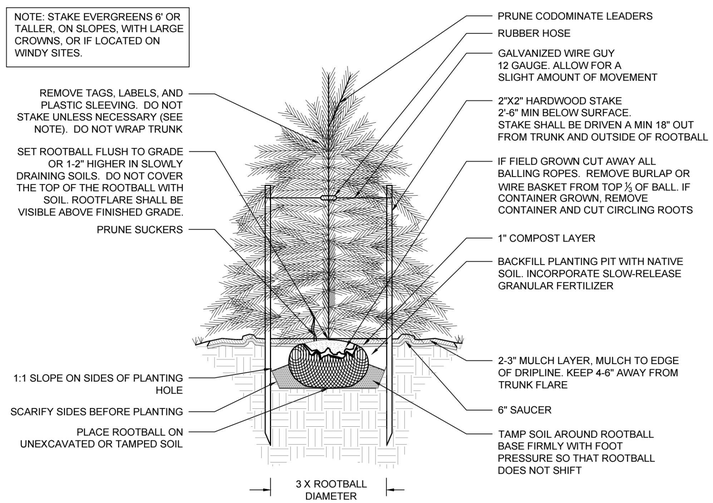


3 MULTI-STEM TREE - STAKING SPECIFIED
NOT TO SCALE





4 GROUNDCOVER/ PERENNIAL PLANTING
NOT TO SCALE



5 EVERGREEN TREE - STAKING SPECIFIED
NOT TO SCALE

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

GENERAL NOTES

PRE-CONSTRUCTION

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" AT 1.800.552.7001 FOR LOCATION OF ALL UTILITY LINES.TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING, PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE ARCHITECTS, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS

CONSTRUCTION/INSTALLATION

- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

INSPECTIONS/GUARANTEE

- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

MAINTENANCE

- OWNER IS RESPONSIBLE FOR LIFETIME MAINTENANCE AND HEALTH OF REQUIRED LANDSCAPING.

COMMONWEALTH OF VIRGINIA
CHARLES E. RAPP
Lic. No. 0406001784
06/02/2023
LANDSCAPE ARCHITECT

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DATE 02/07/2022
DRAWN BY M. RACHNER
DESIGNED BY C. RAPP
CHECKED BY C. RAPP
SCALE N/A

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LANDSCAPE NOTES AND DETAILS

JOB NO. 46883
SHEET NO. L2.0

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LANDSCAPING ALONG THE FRONTAGE OF E.C. STREETS

**per Albemarle County Entrance Corridor Requirements*

STREET	LENGTH	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
JOHN W. WARNER PARKWAY	1,306 LF	1 LG. DEC. TREE/35' WITH INTERSPERSED FLOWERING TREES	(1,306 ÷ 35) = 37.31	37 LARGE TREES	38 LARGE DEC. TREES 38 SMALL FLOWERING TREES

LANDSCAPING ALONG INTERIOR STREETS

**per Albemarle County Entrance Corridor Requirements*

STREET	LENGTH	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
RIO ROAD E.	1,052 - 58.5(ENTRANCE WAYS) = 993.5 LF	1 LG. DEC. TREE/40'	(993.5 ÷ 40) = 24.84	25 LARGE TREES	25 LARGE DEC. TREES

INTERIOR PARKING LOT LANDSCAPE AREA REQUIREMENTS

**per Sec. 32.7.9.6 of the Albemarle County Code.*

PARKING LOT	REQUIREMENT	PARKING LOT AREA	CALCULATIONS	REQUIRED	PROVIDED
PARKING LOT 1	5% OF GROSS PARKING AREA	154,561 SF	154,651 x .05 = 7,732.55 SF	7,733 SF	10,864 SF
PARKING LOT 2	5% OF GROSS PARKING AREA	5,632 SF	5,632 x .05 = 281.6 SF	282 SF	282 SF

INTERIOR PARKING LOT TREE REQUIREMENTS

**per Sec. 32.7.9.6 of the Albemarle County Code.*

PARKING LOT	REQUIREMENT	PARKING SPACES	CALCULATIONS	REQUIRED	PROVIDED
PARKING LOT 1	1 LARGE SHADE TREES PER 10 PARKING SPACES	493 PARKING SPACES	493/10 = 49.3	49 LARGE SHADE TREES	56 LARGE SHADE TREES
PARKING LOT 2	1 LARGE SHADE TREES PER 10 PARKING SPACES	12 PARKING SPACES	12/10 = 1.2	1 LARGE SHADE TREES	2 LARGE SHADE TREES

TREE CANOPY REQUIREMENTS

**per Sec. 32.7.9.8 of the Albemarle County Code.*

REQUIREMENT	SITE AREA	CALCULATIONS	REQUIRED	PROVIDED
10% OF THE LOT AREA IS TO BE COVERED BY TREE CANOPY	1,198,248.5 SF	1,198,248.5 x .10 = 119,824.85 SF	119,825 SF	111,305 x 1.25 = 139,131.25(EXISTING) + 44,397 SF(PROPOSED) = 183,528 SF

BUFFER SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
	RHO CAT	64	RHODODENDRON CATAWBIENSE 'ALBUM'	WHITE CATAWBA RHODODENDRON	3-5 GAL.	CONTAINER	
	RHU GLA	36	RHUS GLABRA	SMOOTH SUMAC	3-5 GAL.	CONTAINER	
	SPI VAN	33	SPIRAEA X VANHOUTTEI	VANHOUTTE SPIREA	3-5 GAL.	CONTAINER	
	VIB RHY	49	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY LANTANAPHYLLUM VIBURNUM	3-5 GAL.	CONTAINER	
BIORETENTION PLANTING	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
	CHA LAT	367	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	4" POT	CONTAINER	18" o.c.
	EUP SAV	329	EUPATORIUM PURPUREUM	JOE PYE WEED	4" POT	CONTAINER	24" o.c.
	IRI VER	393	IRIS VERSICOLOR	BLUE FLAG	4" POT	CONTAINER	12" o.c.
	LOB CAR	526	LOBELIA CARDINALIS	CARDINAL FLOWER	4" POT	CONTAINER	18" o.c.
	PAN VIR	1,102	PANICUM VIRGATUM	SWITCH GRASS	4" POT	CONTAINER	12" o.c.

PLANT SCHEDULE

AMENITY SPACE	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	CANOPY
	BET GLS	10	BETULA NIGRA 'CULLY IMPROVED'	HERITAGE® IMPROVED RIVER BIRCH MULTI-TRUNK	2" CAL.	B&B	397SF
	CER JAP	3	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2" CAL.	B&B	222SF
	CLA KEN	4	CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	2" CAL.	B&B	254SF
	PRU JNH	14	PRUNUS SERRULATA `KANZAN'	KANZAN JAPANESE FLOWERING CHERRY	1.5" CAL.	B&B	87SF
	QOU NUT	4	QUERCUS NUTTALLII	NUTTALL OAK	2" CAL.	B&B	214SF
	STY JAP	10	STYRAX JAPONICUS	JAPANESE SNOWBELL	1.5" CAL.	B&B	94SF
BIORETENTION - UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	CANOPY
	AME ARB	10	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	1.5" CAL., 6-8` HT. MIN.	B&B	130SF
	ASI TRI	10	ASIMINA TRILOBA	PAWPAW	1.5" CAL., 6` HT. MIN.	B&B	130SF
ENTRANCE CORRIDOR	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	CANOPY
	COR CHI	16	CORNUS FLORIDA 'CHEROKEE CHIEF'	CHEROKEE CHIEF DOGWOOD	2" CAL.	B&B	124SF
	MAG SWE	22	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL.	B&B	113SF
	QUE FAL	37	QUERCUS FALCATA	SOUTHERN RED OAK	3.5" CAL.	B&B	424SF
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	CANOPY
	NYS SYL	25	NYSSA SYLVATICA	TUPELO	2.5" CAL.	B&B	123SF
	QUE SHU	4	QUERCUS SHUMARDII	SHUMARD OAK	2.5" CAL.	B&B	329SF
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	CANOPY
	CRY JAP	8	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	6`-8` HT.	B&B	123SF
BUFFER TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	CANOPY
	CER FOR	23	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	2" CAL.	B&B	124SF
	COR RUT	24	CORNUS X 'RUTBAN'	AURORA FLOWERING DOGWOOD	2" CAL.	B&B	124SF
	LIR TUL	19	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" CAL.	B&B	387SF
	MAG GRA	17	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" CAL.	B&B	100SF
	MET GLY	14	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	8`-10` HT.	B&B	60SF
	PIN TAE	17	PINUS TAEDA	LOBLOLLY PINE	8`-10` HT.	B&B	207SF
PARKING LOT TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	CANOPY
	FAG GRA	13	FAGUS GRANDIFOLIA	AMERICAN BEECH	2" CAL.	B&B	227SF
	LIQ ROT	16	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM	2" CAL.	B&B	206SF
	QUE PHE	18	QUERCUS PHELLOS	WILLOW OAK	2" CAL.	B&B	370SF
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
	ILE BUF	18	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	24" HT./SPRD.	CONTAINER	
BIORETENTION - SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
	ARO ARB	15	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3-5 GAL.	CONTAINER	
	CEP OCC	10	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	3-5 GAL.	CONTAINER	
	COR AME	3	CORYLUS AMERICANA	AMERICAN HAZELNUT	3-5 GAL.	CONTAINER	
	SAL HUM	10	SALIX HUMILIS	PRAIRIE WILLOW	3-5 GAL.	CONTAINER	

COMMONWEALTH OF VIRGINIA
CHARLES E. RAPP
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SCALE N/A

TIMMONS GROUP

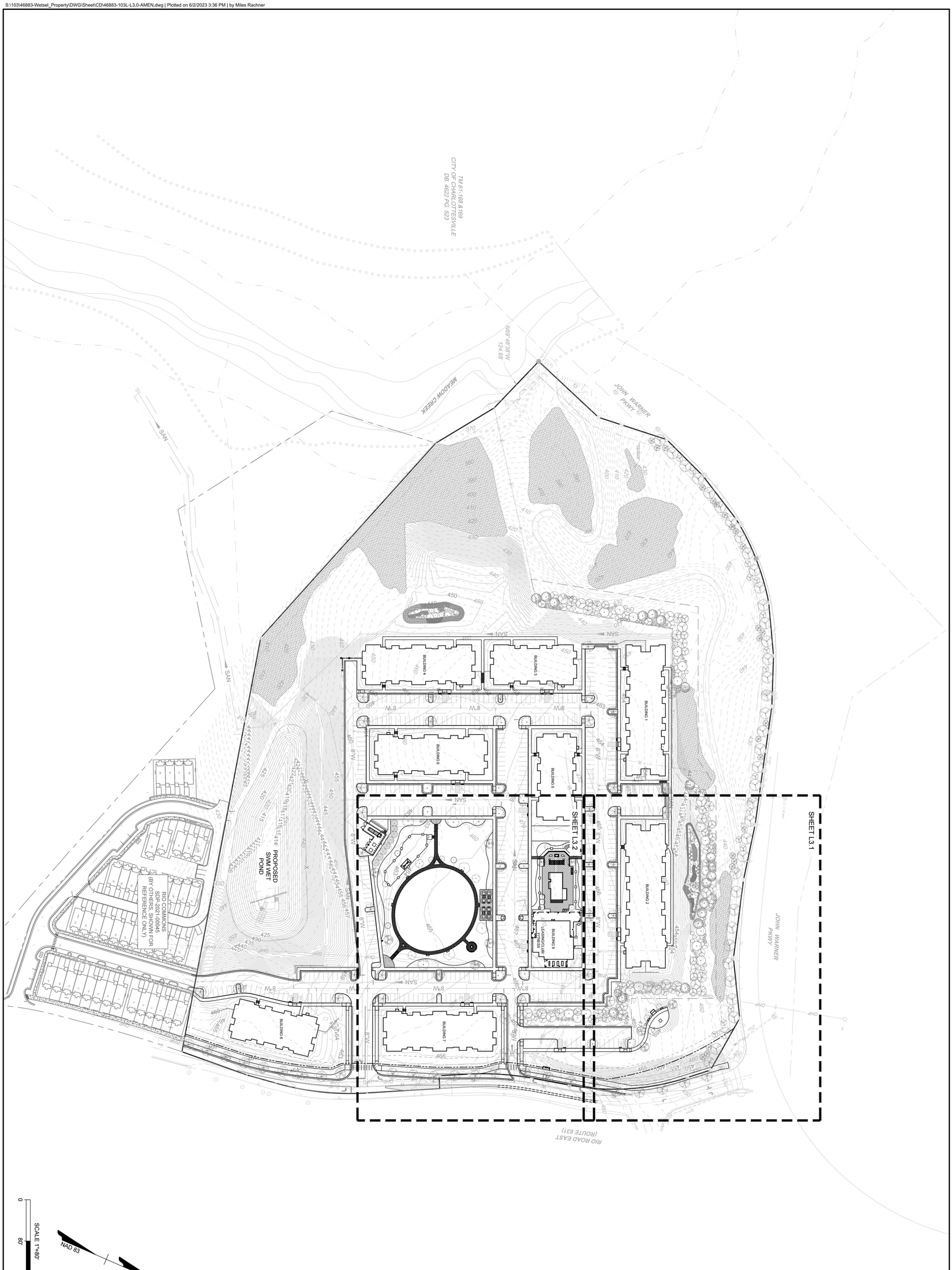
RIO POINT
COUNTY OF ALBEMARLE, VA

LANDSCAPE NOTES AND DETAILS

JOB NO. 46883
SHEET NO. L2.1

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S:\103\46883-Wetsel_Property\DWG\Sheet\CD-46883-103L-L2.0-PLNT-NTDS.dwg | Plotted on 6/2/2023 3:35 PM | by Miles Rachner



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COMMONWEALTH OF VIRGINIA
CHRISTOPHER A. RAPP
Lic. No. 0406001784
LANDSCAPE ARCHITECT
06/02/2023

RIO POINT

COUNTY OF ALBEMARLE, VA

OVERALL AMENITY HARDSCAPE PLAN

SHEET NO.	JOB NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
L3.0	46883	1" = 80'	C. RAPP	C. RAPP	M. RACHNER	02/07/2022

DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS ISP
06/13/2022	DESIGN DEVELOPMENT
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

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NOTES:
P.A. = PLANTING AREA

NAD 83

SCALE 1"=20'
0 20' 40'

JOHN WARNER PKWY

EXISTING TREE CANOPY TO BE PRESERVED

BUILDING 2

APPROXIMATE LOCATION OF LIGHT POLE (TYP.)

APPROXIMATE LOCATION OF LIGHT POLE (TYP.)

9'X8' PARK KIOSK STRUCTURE
- SEE DETAIL 2/ SHEET L4.0

5'X5' CONCRETE SCULPTURE PEDESTAL

BENCH
- SEE DETAIL 1/SHEET L4.0

6' WIDE PAVED PATH

P.A.

P.A.

MATCHLINE SHEET L3.1

MATCHLINE SHEET L3.2

S:\100\46883-Wetlek_Property\DWG\Sheet\CD\46883-103L-L3.0-AMEN.dwg | Plotted on 6/2/2023 3:36 PM | by Miles Rachner

COMMONWEALTH OF VIRGINIA
CHARLES E. RAPP
Lic. No. 0406001784
06/02/2023
LANDSCAPE ARCHITECT

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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS 1SP
09/12/2022	DESIGN UPDATE
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
M. RACHNER

DESIGNED BY
C. RAPP

CHECKED BY
C. RAPP

SCALE
1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
AMENITY HARDSCAPE PLAN

JOB NO.
46883

SHEET NO.
L3.1

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MATCHLINE SHEET L3.1

MATCHLINE SHEET L3.2

ORNAMENTAL FENCE
- SEE DETAIL 1/SHEET L4.1

ORNAMENTAL FENCE GATE
- SEE DETAIL 2/SHEET L4.1

GRILL STATION
- TO BE SELECTED BY OWNER

POOL EQUIPMENT
WITH FENCE ENCLOSURE

GAS FIRE PIT
- TO BE SELECTED BY OWNER

SEAT WALL
- SEE DETAIL 3/SHEET L4.1

PERGOLA
- TO BE SELECTED BY OWNER

ORNAMENTAL FENCE GATE
- SEE DETAIL 2/SHEET L4.1

5' WIDE CONCRETE SIDEWALK

APPROXIMATE LOCATION OF LIGHT POLE (TYP.)

P.A.

POOL

BUILDING 9

CONCRETE PAVER POOL DECK

ORNAMENTAL FENCE GATE
- SEE DETAIL 2/SHEET L4.1

LEASING/CLUB/
FITNESS

STAMPED CONCRETE
PLAZA AREA

TABLE & CHAIRS
-TYP.

FIRE PIT AREA

SEAT WALL
- SEE DETAIL 3/SHEET L4.1

APPROXIMATE LOCATION
OF LIGHT POLE (TYP.)

STAMPED CONCRETE

ORNAMENTAL FENCE GATE
- SEE DETAIL 2/SHEET L4.1

ORNAMENTAL FENCE
- SEE DETAIL 1/SHEET L4.1

CRUSHED STONE PATH
WITH METAL EDGING

BENCH
-TYP.

SHADE STRUCTURE
- TO BE SELECTED BY OWNER

BENCH
-TYP.

DOG PARK

DUMPSTER ENCLOSURE

STAMPED CONCRETE

CONCRETE STEPS

BUILDING 7

APPROXIMATE LOCATION
OF LIGHT POLE (TYP.)

ONE WAY ONLY

NOTES:
P.A. = PLANTING AREA

NAD 83

SCALE 1"=20'
0 20' 40'

COMMONWEALTH OF VIRGINIA
CHARLES E. RAPP
Lic. No. 0406001784
06/02/2023
LANDSCAPE ARCHITECT

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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS 1ST
08/12/2022	COUNTY COMMENTS 2ND
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE: 02/07/2022
DRAWN BY: M. RACHNER
DESIGNED BY: C. RAPP
CHECKED BY: C. RAPP
SCALE: 1" = 20'

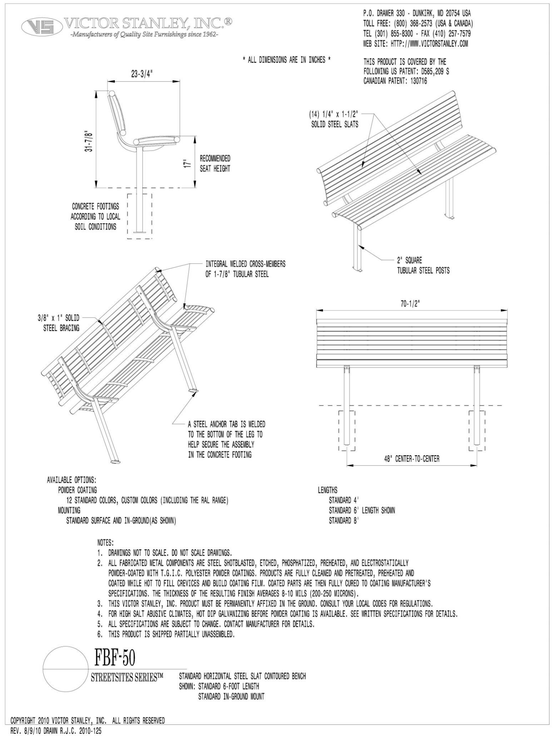
TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
AMENITY HARDSCAPE PLAN

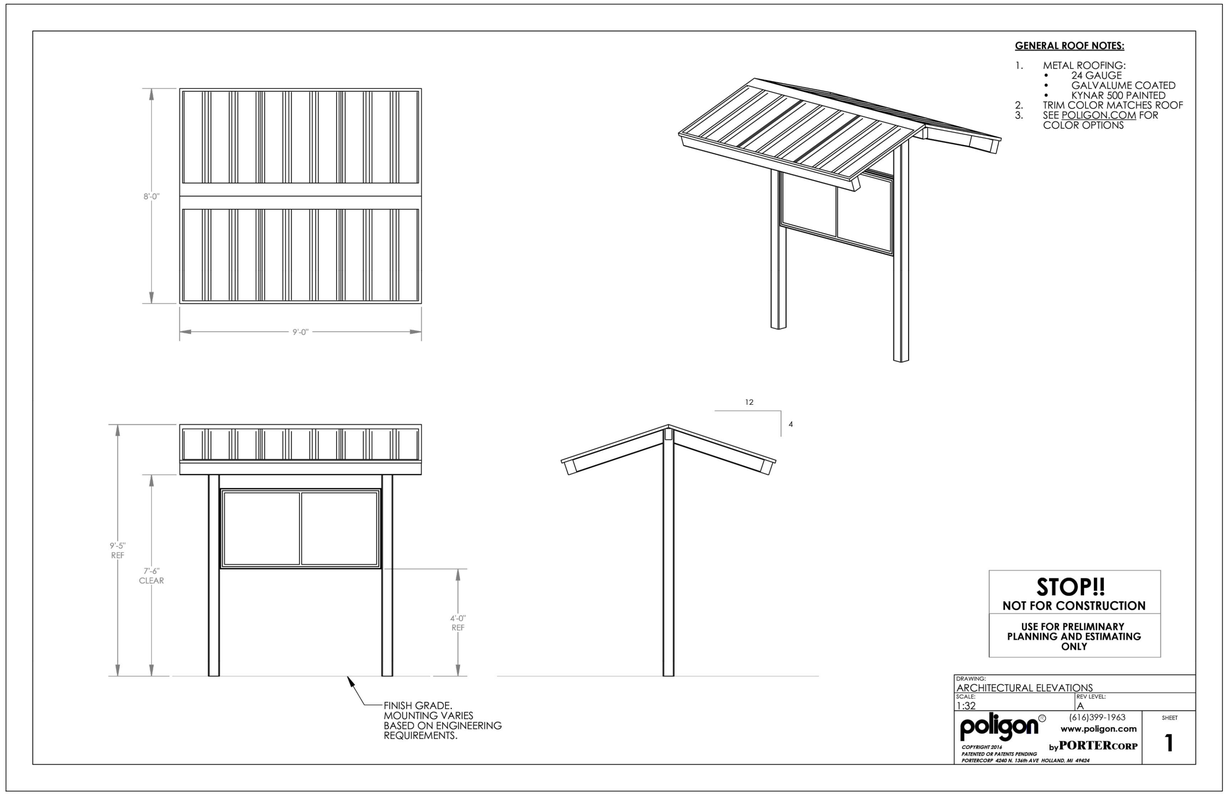
JOB NO. 46883
SHEET NO. L3.2

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1 TRAIL HEAD PARK BENCH
NOT TO SCALE



2 PARK KIOSK STRUCTURE
NOT TO SCALE

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Lic. No. 0406001784
06/02/2023
LANDSCAPE ARCHITECT
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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS 1SP
08/12/2022	COUNTY COMMENTS 2SP
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE 02/07/2022
DRAWN BY M. RACHNER
DESIGNED BY C. RAPP
CHECKED BY C. RAPP
SCALE N/A

TIMMONS GROUP

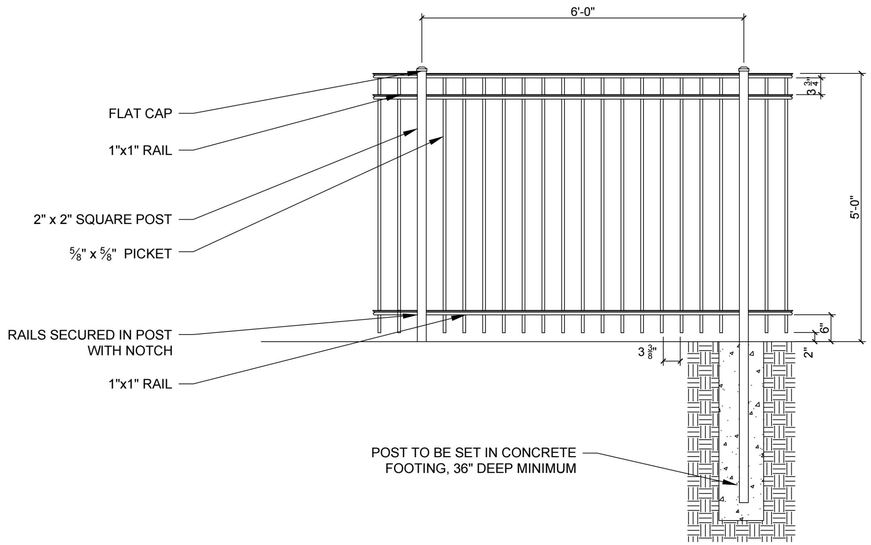
RIO POINT
COUNTY OF ALBEMARLE, VA

AMENITY HARDSCAPE NOTES AND DETAILS

JOB NO. 46883
SHEET NO. L4.0

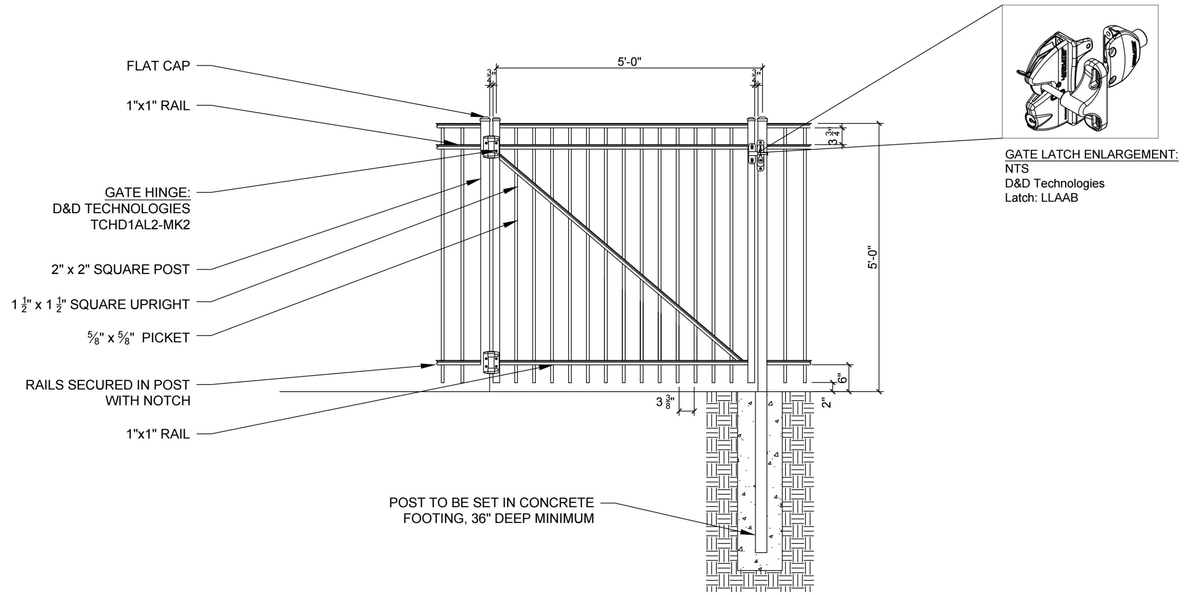
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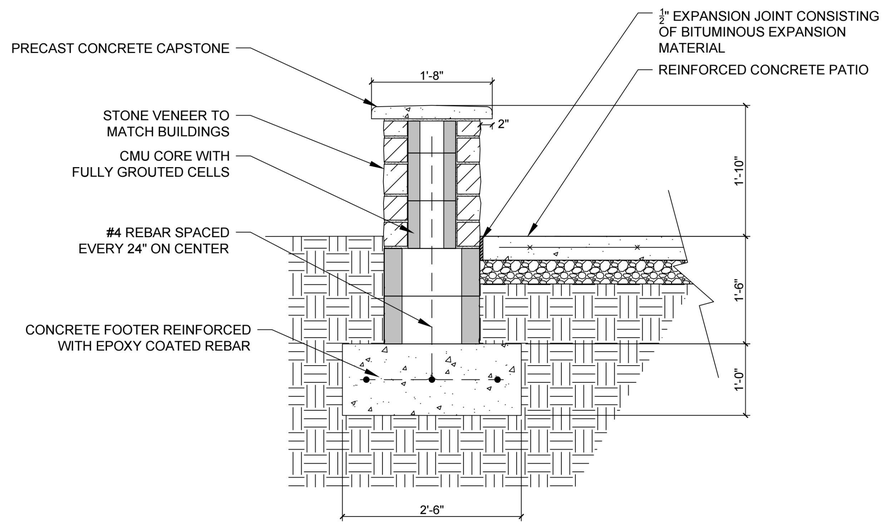
1 ORNAMENTAL FENCE

3/4" = 1'-0"



2 ORNAMENTAL FENCE GATE

3/4" = 1'-0"



3 SEAT WALL DETAIL

1" = 1'-0"

CHARLES E. RAPP
Lic. No. 0406001784
06/02/2023
LANDSCAPE ARCHITECT
COMMONWEALTH OF VIRGINIA

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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS 1ST
08/01/2022	DESIGN CHANGE/ COUNTY
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE: 02/07/2022
DRAWN BY: M. RACHNER
DESIGNED BY: C. RAPP
CHECKED BY: C. RAPP
SCALE: N/A

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA

AMENITY HARDSCAPE NOTES AND DETAILS

JOB NO. 46883
SHEET NO. L4.1

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Luminaire Schedule						
Symbol	Qty	Label	LLF	Luminaire Lumens	[MANUFAC]	Description
	8	C3	1.000	7947	EXO	RAR-2-320L-110--3K7-4W-BC
	73	C	1.000	7947	EXO	RAR-2-320L-110--3K7-4W-BC
	8	B	1.000	8506	EXO	RAR-2-320L-110-3K7-3-BC
	2	A	1.000	9541	EXO	RAR-2-320L-110-3K7-2-BC

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.01	0.3	0.0	N.A.	N.A.
Park & Drive	Illuminance	Fc	3.05	13.3	0.2	15.25	66.50

Prepared by:
LIGHTING VIRGINIA CENTRAL
400G-2 Southlake Blvd.
Richmond, VA 23236
Tel: 804-379-7777
www.lightingvirginia.com

MH = MOUNTING HEIGHT IN FEET

NOTES:

1. NO ALTERATIONS OR MODIFICATIONS SHALL BE MADE TO THIS PLAN WITHOUT THE PERMISSION OF LIGHTING VIRGINIA CENTRAL, ADAMS PARNELL, LLC.

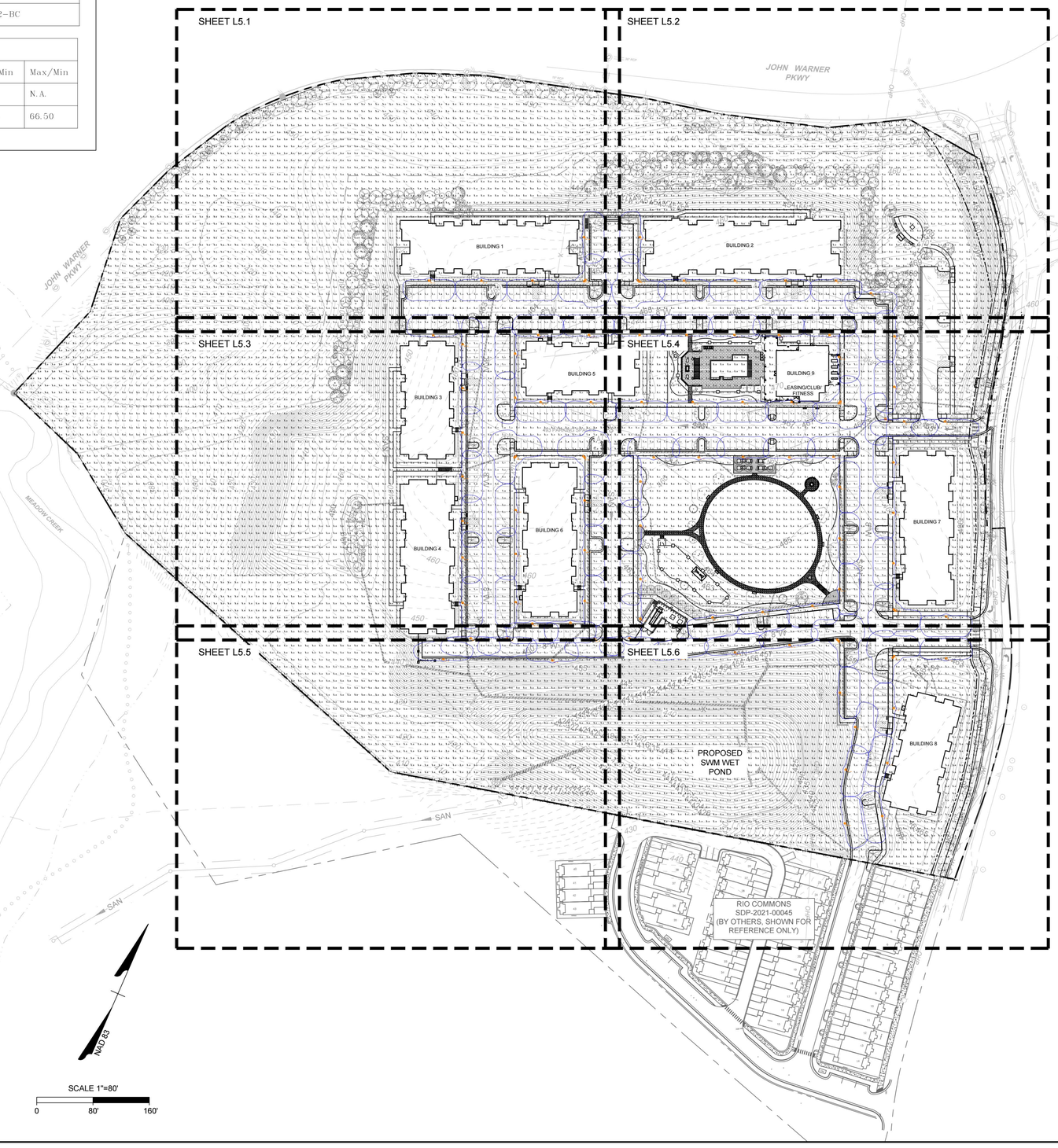
2. THE OUTPUT ON THIS PHOTOMETRIC LAYOUT IS SPECIFIC TO THE MANUFACTURER AND CATALOG NUMBERS LISTED IN THE LUMINAIRE SCHEDULE. SUBSTITUTIONS OR DEVIATIONS FROM THIS PLAN MAY INCUR SIGNIFICANTLY DIFFERENT RESULTS. ANY SUBSTITUTIONS MUST RECEIVE ENGINEER AND ARCHITECT APPROVAL. REVIEW COSTS, REWORKED PHOTOMETRIC LAYOUTS, PRODUCT SUBMITTALS AND A FULL SET OF ITL REPORTS WILL SOLELY BE THE RESPONSIBILITY OF ANY CONTRACTING FIRM MAKING A SUBSTITUTION, AND MUST COMPLY WITH DESIGN CRITERIA AND WITH ANY APPLICABLE JURISDICTIONAL CODES.

3. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

4. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS AND SUPPLIED BY OTHERS TO LIGHTING VIRGINIA. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

5. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

6. CHECK GRAPHIC SCALE. DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY OCCUR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.



COMMONWEALTH OF VIRGINIA
CHARLES E. RAPP
Lic. No. 0406001784
06/02/2023
LANDSCAPE ARCHITECT

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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS 1SP
08/12/2022	COUNTY COMMENTS FSP & WPO
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE 02/07/2022
DRAWN BY M. RACHNER
DESIGNED BY C. RAPP
CHECKED BY C. RAPP
SCALE 1" = 80'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
OVERALL LIGHTING AND PHOTOMETRIC PLAN

JOB NO. 46883
SHEET NO. L5.0

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S:\103\46883-Wetsel_Property\DWG\Sheet\CD\46883-103L-L5.0-LGHT.dwg | Plotted on 6/2/2023 3:36 PM | by Miles Rachner

Luminaire Schedule						
Symbol	Qty	Label	LLF	Luminaire Lumens	[MANUFAC]	Description
	8	C3	1.000	7947	EXO	RAR-2-320L-110--3K7-4W-BC
	73	C	1.000	7947	EXO	RAR-2-320L-110--3K7-4W-BC
	8	B	1.000	8506	EXO	RAR-2-320L-110-3K7-3-BC
	2	A	1.000	9541	EXO	RAR-2-320L-110-3K7-2-BC

NAD 83

SCALE 1"=20'

0 20' 40'

BUILDING 1

MATCHLINE SHEET L5.1

MATCHLINE SHEET L5.2

MATCHLINE SHEET L5.3

S:\10516\83-West_Property\DWG\Sheet\CD\46883-103L-L5.0-L-DHT.dwg | Plotted on 6/2/2023 3:37 PM | by Mike Rachner

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06/02/2023
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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS 1SP
08/12/2022	COUNTY COMMENTS 2SP
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
M. RACHNER

DESIGNED BY
C. RAPP

CHECKED BY
C. RAPP

SCALE
1" = 20'

TIMMONS GROUP

RIO POINT

COUNTY OF ALBEMARLE, VA

SITE LIGHTING AND PHOTOMETRIC PLAN

JOB NO.
46883

SHEET NO.
L5.1

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Luminaire Schedule						
Symbol	Qty	Label	LLF	Luminaire Lumens	[MANUFAC]	Description
	8	C3	1.000	7947	EXO	RAR-2-320L-110--3K7-4W-BC
	73	C	1.000	7947	EXO	RAR-2-320L-110--3K7-4W-BC
	8	B	1.000	8506	EXO	RAR-2-320L-110-3K7-3-BC
	2	A	1.000	9541	EXO	RAR-2-320L-110-3K7-2-BC

NAD 83

SCALE 1"=20'

0 20' 40'

JOHN WARNER PKWY

BUILDING 2

MATCHLINE SHEET L5.1

MATCHLINE SHEET L5.2

MATCHLINE SHEET L5.2

MATCHLINE SHEET L5.4

S:\1024\46883-Wetsel_Property\DWG\Sheet\CD\46883-103L-L5.0-LGHT.dwg | Plotted on 6/2/2023 3:37 PM | by Mike Rachner

COMMONWEALTH OF VIRGINIA
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Lic. No. 0406001784
06/02/2023
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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS 1ST
08/12/2022	DISTRICT DEPT
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
M. RACHNER

DESIGNED BY
C. RAPP

CHECKED BY
C. RAPP

SCALE
1" = 20'

TIMMONS GROUP

RIO POINT

COUNTY OF ALBEMARLE, VA

SITE LIGHTING AND PHOTOMETRIC PLAN

JOB NO.
46883

SHEET NO.
L5.2

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Luminaire Schedule						
Symbol	Qty	Label	LLF	Luminaire Lumens	[MANUFAC]	Description
	8	C3	1.000	7947	EXO	RAR-2-320L-110--3K7-4W-BC
	73	C	1.000	7947	EXO	RAR-2-320L-110--3K7-4W-BC
	8	B	1.000	8506	EXO	RAR-2-320L-110-3K7-3-BC
	2	A	1.000	9541	EXO	RAR-2-320L-110-3K7-2-BC

NAD 83

SCALE 1"=20'
0 20' 40'

MATCHLINE SHEET L5.1

MATCHLINE SHEET L5.3

BUILDING 3

BUILDING 4

BUILDING 5

BUILDING 6

493 PARKING SPACES

MATCHLINE SHEET L5.3

MATCHLINE SHEET L5.4

MATCHLINE SHEET L5.3

MATCHLINE SHEET L5.5

S:\10346883-Wetsel_Property\DWG\Sheet\CD\46883-103L-L5.0-LGHT.dwg | Plotted on 6/2/2023 3:38 PM | by Miles Rachner

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CHARLES E. RAPP
Lic. No. 0406001784
06/02/2023
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08/12/2022	COUNTY COMMENTS FSP & WPO
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
M. RACHNER

DESIGNED BY
C. RAPP

CHECKED BY
C. RAPP

SCALE
1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA

SITE LIGHTING AND PHOTOMETRIC PLAN

JOB NO.
46883

SHEET NO.
L5.3

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MATCHLINE SHEET L5.2

MATCHLINE SHEET L5.4

MATCHLINE SHEET L5.3

MATCHLINE SHEET L5.4

MATCHLINE SHEET L5.4

MATCHLINE SHEET L5.6

BUILDING 9

LEASING/CLUB/
FITNESS

12 PARKING
SPACES

BUILDING 7

FFE=466.11'

FFE=466.12'

FFE=466.61'

FFE=466.61'

ONE WAY

ONE WAY

SCALE 1"=20'

0 20' 40'

NAD 83

Luminaire Schedule

Symbol	Qty	Label	LLF	Luminaire Lumens	[MANUFAC]	Description
	8	C3	1.000	7947	EXO	RAR-2-320L-110-3K7-4W-BC
	73	C	1.000	7947	EXO	RAR-2-320L-110-3K7-4W-BC
	8	B	1.000	8506	EXO	RAR-2-320L-110-3K7-3-BC
	2	A	1.000	9541	EXO	RAR-2-320L-110-3K7-2-BC

COMMONWEALTH OF VIRGINIA
CHARLES E. RAPP
Lic. No. 0406001784
06/02/2023
LANDSCAPE ARCHITECT

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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS ISP
08/15/2022	COUNTY COMMENTS FSP & WPO
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
M. RACHNER

DESIGNED BY
C. RAPP

CHECKED BY
C. RAPP

SCALE
1" = 20'

TIMMONS GROUP

RIO POINT

COUNTY OF ALBEMARLE, VA

SITE LIGHTING AND PHOTOMETRIC PLAN

JOB NO.
46883

SHEET NO.
L5.4

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S:\1070\46883-Weisel_Property\DWG\Sheet\CD\46883-103L-L5.01-LIGHT.dwg | Plotted on 6/2/2023 3:47 PM | by Miles Rachner

MATCHLINE SHEET L5.3

MATCHLINE SHEET L5.5

MATCHLINE SHEET L5.5

MATCHLINE SHEET L5.6

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

NAD 83

SCALE 1"=20'

0 20' 40'

Luminaire Schedule

Symbol	Qty	Label	LLF	Luminaire Lumens	[MANUFAC]	Description
	8	C3	1.000	7947	EXO	RAR-2-320L-110--3K7-4W-BC
	73	C	1.000	7947	EXO	RAR-2-320L-110--3K7-4W-BC
	8	B	1.000	8506	EXO	RAR-2-320L-110-3K7-3-BC
	2	A	1.000	9541	EXO	RAR-2-320L-110-3K7-2-BC

COMMONWEALTH OF VIRGINIA
CHARLES E. RAPP
Lic. No. 0406001784
06/02/2023
LANDSCAPE ARCHITECT

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

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS ISP
08/12/2022	DESIGN CONTEST
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
M. RACHNER

DESIGNED BY
C. RAPP

CHECKED BY
C. RAPP

SCALE
1" = 20'

TIMMONS GROUP

RIO POINT

COUNTY OF ALBEMARLE, VA

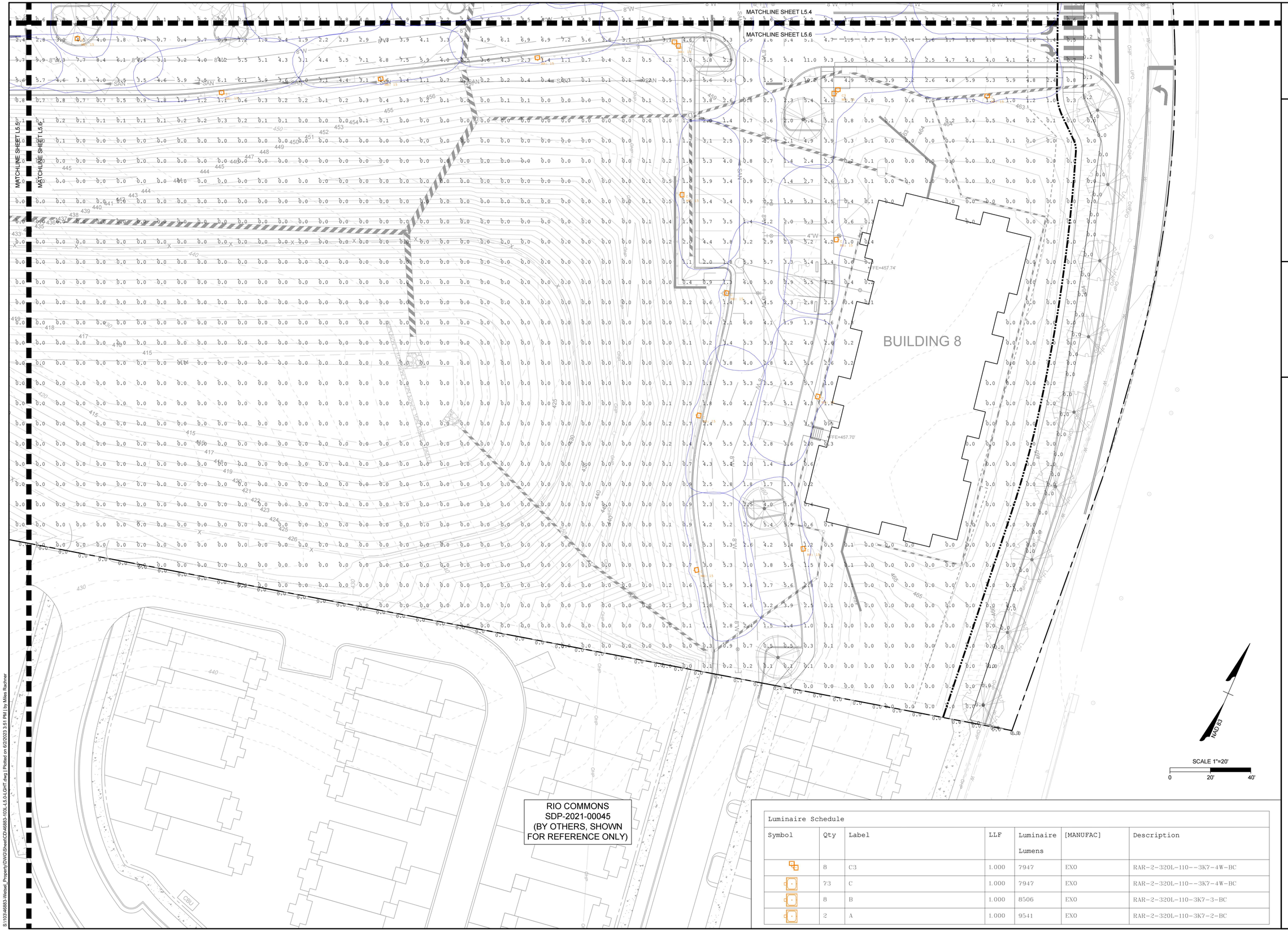
SITE LIGHTING AND PHOTOMETRIC PLAN

JOB NO.
46883

SHEET NO.
L5.5

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S:\10\46883-Wintek_Property\DWG\Sheet\CD\46883-103L-L5.01.GHT.dwg | Plotted on 6/2/2023 3:38 PM | by Miles Rachner



Luminaire Schedule

Symbol	Qty	Label	LLF	Luminaire Lumens	[MANUFAC]	Description
	8	C3	1.000	7947	EXO	RAR-2-320L-110--3K7-4W-BC
	73	C	1.000	7947	EXO	RAR-2-320L-110--3K7-4W-BC
	8	B	1.000	8506	EXO	RAR-2-320L-110-3K7-3-BC
	2	A	1.000	9541	EXO	RAR-2-320L-110-3K7-2-BC

COMMONWEALTH OF VIRGINIA
CHARLES E. RAPP
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06/02/2023
LANDSCAPE ARCHITECT

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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS 1ST
08/01/2022	COUNTY COMMENTS FSP & WPO
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
M. RACHNER

DESIGNED BY
C. RAPP

CHECKED BY
C. RAPP

SCALE
1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA

SITE LIGHTING AND PHOTOMETRIC PLAN

JOB NO.
46883

SHEET NO.
L5.6

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S:\10346883-Retail_Property\DWG\Sheet\CD\46883-103L-L5.0-LGHT.dwg | Plotted on 6/2/2023 3:51 PM | by Miles Rachner

Submitted by Lighting Virginia-Central	Job Name:	Catalog Number:	Type:
LIGHTING VIRGINIA	RIO POINT SITE	RAR2-320L-110-3K7-2-UNV-ASQ-XXX-BC Notes:	A LV - CENTRAL23-39897

BEACON

RATIO Series

AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

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



10-DAY QUICK SHIP PROGRAM

QS

CONTROL TECHNOLOGY

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 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 813 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. Not all product variations on this page are DLC Qualified. Refer to www.designlights.org for the most up-to-date list.
- 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

WARRANTY

- 5 year limited warranty

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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LIGHT FIXTURE TYPE A

NOT TO SCALE

Submitted by Lighting Virginia-Central	Job Name:	Catalog Number:	Type:
LIGHTING VIRGINIA	RIO POINT SITE	RAR2-320L-110-3K7-2-UNV-ASQ-XXX-BC Notes:	A LV - CENTRAL23-39897

BEACON

RATIO Series

AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

ORDERING GUIDE

= Service Program
Limit of 15 luminaires

QS

CATALOG #

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

ORDERING INFORMATION

RAR2	320L-110	3K7	2	UNV
Series	# LEDs - Wattage	CCT/CRI	Distribution	Voltage
RAR1 Ratio Area Size 1	80L 25 25W - 3,000 Lumens 80L 39 39W - 5,200 Lumens 80L 50 50W - 6,600 Lumens 160L 70 70W - 9,000 Lumens 160L 100 100W - 12,000 Lumens 160L 115 115W - 15,000 Lumens 160L 135 135W - 18,000 Lumens	3K7 3000K, 70 CRI 4K7 4000K, 70 CRI 5K7 5000K, 70 CRI	2 ES TYPE II 3 ES TYPE III 4W ES TYPE IV 4F ES TYPE IV Forward 5QW ES TYPE V	UNV Universal 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
RAR2 Ratio Area Size 2	320L 110 110W - 15,000 Lumens 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			

ASQ	XXX	BC
Mounting	Color	Options
ASQ Arm mount for square pole/flat surface	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	BC Backlight control
ASQU Universal arm mount for square pole/flat surface		F Fusing (must specify voltage)
Mounting Round Poles		TB Terminal block
A_ Arm mount for round pole*		2PF 2 power feed with 2 drivers[2]
A_U Universal arm mount for round pole*		
Mounting Other		
WB Wall bracket		
MAF Mast arm fitter for 2-3/8" OD horizontal arm		
K Knuckle		

SELECT FROM STD COLORS

Control Options Network	
NXWS/6F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming[1,2]
NXWS4OF	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming[1,2]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor[1,2]
Control Options Other	
SCP-ADF	Programmable occupancy sensor [3]
7PR	7-Pin twist lock receptacle
7PR-SC	7-Pin receptacle with shorting cap
7PR-MDADP	Low voltage sensor for 7PR
7PR-TL	7-Pin PCR with photocontrol
ADO	Auto/On Timer Based Dimming
ADT	Auto/On Time of Day Dimming
Sensors	
BTS_F	Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens [4]
BTSO_F	Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens, up to 12' mounting height [4]

Notes:
1 Replace "_" with "3" for 3.5'-4.5' OD pole, "4" for 5'-6' OD pole, "5" for 6.5'-7.5' OD pole
2 Not available with 2L, 5L, 2SL, 2RS & 340W configurations
3 At least one NXRWHETE required to program SCP motion sensor
4 Replace "_" with "M" for up to 15' mounting height, "HOF" for 15-40' mounting height
5 Replace "_" with "G" for up to 12' mounting height
6 Networked Controls cannot be combined with other control options
7 Not available with 3PF option

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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Submitted by Lighting Virginia-Central	Job Name:	Catalog Number:	Type:
LIGHTING VIRGINIA	RIO POINT SITE	RAR2-320L-110-3K7-2-UNV-ASQ-XXX-BC Notes:	A LV - CENTRAL23-39897

BEACON

RATIO Series

AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	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
			5QW	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
			5QW	19647	148	5	0	3	19686	148	5	0	3	18513	139	5	0	3
	165	153.6	2	21655	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
			5QW	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
			5QW	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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Submitted by Lighting Virginia-Central	Job Name:	Catalog Number:	Type:
LIGHTING VIRGINIA	RIO POINT SITE	RAR2-320L-110-3K7-2-UNV-ASQ-XXX-BC Notes:	A LV - CENTRAL23-39897

BEACON

RATIO Series

AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR1	25	120	0.21	25.4
		208	0.12	
		240	0.11	
		277	0.09	
	39	120	0.32	38.0
		208	0.18	
		240	0.16	
		277	0.14	
		347	0.11	
	50	480	0.08	49.8
		120	0.42	
		208	0.24	
		240	0.21	
		277	0.18	
	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	1.11	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	1.18	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	2.14	257.0
		208	1.24	
		240	1.07	
		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	1.67	
		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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BEACON

RATIO Series

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DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

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- Control options including photo control, occupancy sensing, NX Distributed Intelligence® and 7-Pin with networked controls
- Best in class surge protection available



10-DAY QUICK SHIP PROGRAM

QS

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LIGHTING CONTROLS

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- 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

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- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
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CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to www.designlights.org for the most up-to-date list.
- 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

WARRANTY

- 5 year limited warranty

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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LIGHT FIXTURE TYPE B

NOT TO SCALE

Submitted by Lighting Virginia-Central	Job Name:	Catalog Number:	Type:
LIGHTING VIRGINIA	RIO POINT SITE	RAR2-320L-110-3K7-3-UNV-ASQ-XXX-BC Notes:	B LV - CENTRAL23-39897

BEACON

RATIO Series

AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

ORDERING GUIDE

= Service Program
Limit of 15 luminaires

QS

CATALOG #

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

ORDERING INFORMATION

RAR2	320L-110	3K7	3	UNV
Series	# LEDs - Wattage	CCT/CRI	Distribution	Voltage
RAR1 Ratio Area Size 1	80L 25 25W - 3,000 Lumens 80L 39 39W - 5,200 Lumens 80L 50 50W - 6,600 Lumens 160L 70 70W - 9,000 Lumens 160L 100 100W - 12,000 Lumens 160L 115 115W - 15,000 Lumens 160L 135 135W - 18,000 Lumens	3K7 3000K, 70 CRI 4K7 4000K, 70 CRI 5K7 5000K, 70 CRI	2 ES TYPE II 3 ES TYPE III 4W ES TYPE IV 4F ES TYPE IV Forward 5QW ES TYPE V	UNV Universal 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
RAR2 Ratio Area Size 2	320L 110 110W - 15,000 Lumens 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			

ASQ	XXX	BC
Mounting	Color	Options
ASQ Arm mount for square pole/flat surface	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	BC Backlight control
ASQU Universal arm mount for square pole/flat surface		F Fusing (must specify voltage)
Mounting Round Poles		TB Terminal block
A_ Arm mount for round pole*		2PF 2 power feed with 2 drivers[2]
A_U Universal arm mount for round pole*		
Mounting Other		
WB Wall bracket		
MAF Mast arm fitter for 2-3/8" OD horizontal arm		
K Knuckle		

SELECT FROM STD COLORS

Control Options Network	
NXWS/6F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming[1,2]
NXWS4OF	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming[1,2]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor[1,2]
Control Options Other	
SCP-ADF	Programmable occupancy sensor [3]
7PR	7-Pin twist lock receptacle
7PR-SC	7-Pin receptacle with shorting cap
7PR-MDADP	Low voltage sensor for 7PR
7PR-TL	7-Pin PCR with photocontrol
ADO	Auto/On Timer Based Dimming
ADT	Auto/On Time of Day Dimming
Sensors	
BTS_F	Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens [4]
BTSO_F	Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens, up to 12' mounting height [4]

Notes:
1 Replace "_" with "3" for 3.5'-4.5' OD pole, "4" for 5'-6' OD pole, "5" for 6.5'-7.5' OD pole
2 Not available with 2L, 5L, 2SL, 2RS & 340W configurations
3 At least one NXRWHETE required to program SCP motion sensor
4 Replace "_" with "M" for up to 15' mounting height, "HOF" for 15-40' mounting height
5 Replace "_" with "G" for up to 12' mounting height
6 Networked Controls cannot be combined with other control options
7 Not available with 3PF option

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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Submitted by Lighting Virginia-Central	Job Name:	Catalog Number:	Type:
LIGHTING VIRGINIA	RIO POINT SITE	RAR2-320L-110-3K7-3-UNV-ASQ-XXX-BC Notes:	B LV - CENTRAL23-39897

BEACON

RATIO Series

AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	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
			5QW	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
			5QW	19647	148	5	0	3	19686	148	5	0	3	18513	139	5	0	3
	165	153.6	2	21655	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
			5QW	21932	143	5

Submitted by Lighting Virginia-Central | Job Name: RIO POINT SITE | Catalog Number: RAR2-320L-110-3K7-4W-UNV-ASQ-XXX-BC | Notes: | Type: C | LV - CENTRAL23-39897

BEACON energy. design. technology.

RATIO Series
AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

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



10-DAY QUICK SHIP PROGRAM

QS

CONTROL TECHNOLOGY

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 83 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. Not all product variations on this page are DLC Qualified. Refer to www.designlights.org for the most up-to-date list.
- 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

WARRANTY
- 5 year limited warranty

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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Submitted by Lighting Virginia-Central | Job Name: RIO POINT SITE | Catalog Number: RAR2-320L-110-3K7-4W-UNV-ASQ-XXX-BC | Notes: | Type: C | LV - CENTRAL23-39897

BEACON energy. design. technology.

RATIO Series
AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

ORDERING GUIDE

= Service Program Unit of 15 luminaires QS

CATALOG #

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

ORDERING INFORMATION

RAR2	320L-110	3K7	4W	UNV
Series	**# LEDs - Wattage**	**CCT/CRI**	**Distribution**	**Voltage**
RAR1 Ratio Area Size 1	80L 25 25W - 3,000 Lumens	3K7 3000K, 70 CRI	2 IES TYPE II	UNV Universal 120-277V
	80L 39 39W - 5,200 Lumens	4K7 4000K, 70 CRI	3 IES TYPE III	120 120V
	80L 50 50W - 6,600 Lumens	5K7 5000K, 70 CRI	4W IES TYPE IV	208 208V
	160L 70 70W - 9,000 Lumens		4F IES TYPE IV Forward	240 240V
	160L 100 100W - 12,000 Lumens		SQW IES TYPE V	277 277V
	160L 115 115W - 15,000 Lumens			347 347V
	160L 135 135W - 18,000 Lumens			480 480V
RAR2 Ratio Area Size 2	320L 110 110W - 15,000 Lumens			
	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			

ASQ	XXX	BC
Mounting	**Color**	**Options**
ASQ Arm mount for square pole/flat surface	BLT Black Matte Textured	BC Backlight control
ASQU Universal arm mount for square pole/flat surface	BLS Black Gloss Smooth	F Fusing (must specify voltage)
Mounting Round Poles	DBT Dark Bronze Matte Textured	TB Terminal block
A_ Arm mount for round pole/	DBS Dark Bronze Gloss Smooth	2PF 2 power feed with 2 drivers[3]
A_U Universal arm mount for round pole/	GTT Graphite Matte Textured	
Mounting Other	LGS Light Grey Gloss Smooth	
WB Wall bracket	PSS Platinum Silver Smooth	
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHT White Matte Textured	
K Knuckle	WHS White Gloss Smooth	
	VGT Verde Green Textured	
	Color Option	
	CC Custom Color	

SELECT FROM STD COLORS

Control Options Network	
NXWS/6F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming[4,5]
NXWS/40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming[4,6]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor[4,7]
Control Options Other	
SCP-40F	Programmable occupancy sensor [3]
7PR	7-Pin twist lock receptacle
7PR-SC	7-Pin receptacle with shorting cap
7PR-MD40F	Low voltage sensor for 7PR
7PR-TL	7-Pin PCR with photocontrol
ADO	Auto/On Timer Based Dimming
ADT	Auto/On Time of Day Dimming
Sensors	
BTS_F	Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens [4]
BTSO_F	Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens, up to 12' mounting height [4]

Notes:
1 Replace "_" with "3" for 3.5"-40" OD pole, "4" for 4"-40" OD pole, "5" for 5"-40" OD pole, "6" for 6"-40" OD pole
2 Not available with 2L, 5L, 2SL, 2RS & 340W configurations
3 At least one SCP/MD40F required to program SCP motion sensor
4 Replace "_" with "F" for up to 15' mounting height, "40F" for 15-40' mounting height
5 Replace "_" with "6F" for up to 12' mounting height
6 Networked Controls cannot be combined with other control options
7 Not available with 2PF option

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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Submitted by Lighting Virginia-Central | Job Name: RIO POINT SITE | Catalog Number: RAR2-320L-110-3K7-4W-UNV-ASQ-XXX-BC | Notes: | Type: C | LV - CENTRAL23-39897

BEACON energy. design. technology.

RATIO Series
AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

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
RAR1	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
			SQW	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
			SQW	19647	148	5	0	3	19686	148	5	0	3	18503	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
			SQW	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
			SQW	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
			SQW	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
			SQW	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
			SQW	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
			SQW	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
			SQW	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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Submitted by Lighting Virginia-Central | Job Name: RIO POINT SITE | Catalog Number: RAR2-320L-110-3K7-4W-UNV-ASQ-XXX-BC | Notes: | Type: C | LV - CENTRAL23-39897

BEACON energy. design. technology.

RATIO Series
AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR1	25	120	0.21	25.4
		208	0.12	
		240	0.11	
		277	0.09	
	39	120	0.32	38.0
		208	0.18	
		240	0.16	
		277	0.14	
		347	0.11	
		480	0.08	
	50	120	0.42	49.8
		208	0.24	
		240	0.21	
		277	0.18	
	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	1.11	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	1.11	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	2.14	257.0
		208	1.24	
		240	1.07	
		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	1.67	
		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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LIGHT FIXTURE TYPE C
NOT TO SCALE

Submitted by Lighting Virginia-Central | Job Name: RIO POINT SITE | Catalog Number: RAR2-320L-110-3K7-4W-UNV-ASQ-XXX-BC | Notes: | Type: C3 | LV - CENTRAL23-39897

BEACON energy. design. technology.

RATIO Series
AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

THESE (8) LOCATIONS ARE FOR (2) FIXTURES AT 90 DEGREES

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



10-DAY QUICK SHIP PROGRAM

QS

CONTROL TECHNOLOGY

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 83 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. Not all product variations on this page are DLC Qualified. Refer to www.designlights.org for the most up-to-date list.
- 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

WARRANTY
- 5 year limited warranty

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
AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

ORDERING GUIDE

= Service Program Unit of 15 luminaires QS

CATALOG #

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

ORDERING INFORMATION

RAR2	320L-110	3K7	4W	UNV
Series	**# LEDs - Wattage**	**CCT/CRI**	**Distribution**	**Voltage**
RAR1 Ratio Area Size 1	80L 25 25W - 3,000 Lumens	3K7 3000K, 70 CRI	2 IES TYPE II	UNV Universal 120-277V
	80L 39 39W - 5,200 Lumens	4K7 4000K, 70 CRI	3 IES TYPE III	120 120V
	80L 50 50W - 6,600 Lumens	5K7 5000K, 70 CRI	4W IES TYPE IV	208 208V
	160L 70 70W - 9,000 Lumens		4F IES TYPE IV Forward	240 240V
	160L 100 100W - 12,000 Lumens		SQW IES TYPE V	277 277V
	160L 115 115W - 15,000 Lumens			347 347V
	160L 135 135W - 18,000 Lumens			480 480V
RAR2 Ratio Area Size 2	320L 110 110W - 15,000 Lumens			
	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			

ASQ	XXX	BC
Mounting	**Color**	**Options**
ASQ Arm mount for square pole/flat surface	BLT Black Matte Textured	BC Backlight control
ASQU Universal arm mount for square pole/flat surface	BLS Black Gloss Smooth	F Fusing (must specify voltage)
Mounting Round Poles	DBT Dark Bronze Matte Textured	TB Terminal block
A_ Arm mount for round pole/	DBS Dark Bronze Gloss Smooth	2PF 2 power feed with 2 drivers[3]
A_U Universal arm mount for round pole/	GTT Graphite Matte Textured	
Mounting Other	LGS Light Grey Gloss Smooth	
WB Wall bracket	PSS Platinum Silver Smooth	
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHT White Matte Textured	
K Knuckle	WHS White Gloss Smooth	
	VGT Verde Green Textured	
	Color Option	
	CC Custom Color	

SELECT FROM STD COLORS

Control Options Network	
NXWS/6F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming[4,5]
NXWS/40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming[4,6]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor[4,7]
Control Options Other	
SCP-40F	Programmable occupancy sensor [3]
7PR	7-Pin twist lock receptacle
7PR-SC	7-Pin receptacle with shorting cap
7PR-MD40F	Low voltage sensor for 7PR
7PR-TL	7-Pin PCR with photocontrol
ADO	Auto/On Timer Based Dimming
ADT	Auto/On Time of Day Dimming
Sensors	
BTS_F	Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens [4]
BTSO_F	Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens, up to 12' mounting height [4]

Notes:
1 Replace "_" with "3" for 3.5"-40" OD pole, "4" for 4"-40" OD pole, "5" for 5"-40" OD pole, "6" for 6"-40" OD pole
2 Not available with 2L, 5L, 2SL, 2RS & 340W configurations
3 At least one SCP/MD40F required to program SCP motion sensor
4 Replace "_" with "F" for up to 15' mounting height, "40F" for 15-40' mounting height
5 Replace "_" with "6F" for up to 12' mounting height
6 Networked Controls cannot be combined with other control options
7 Not available with 2PF option

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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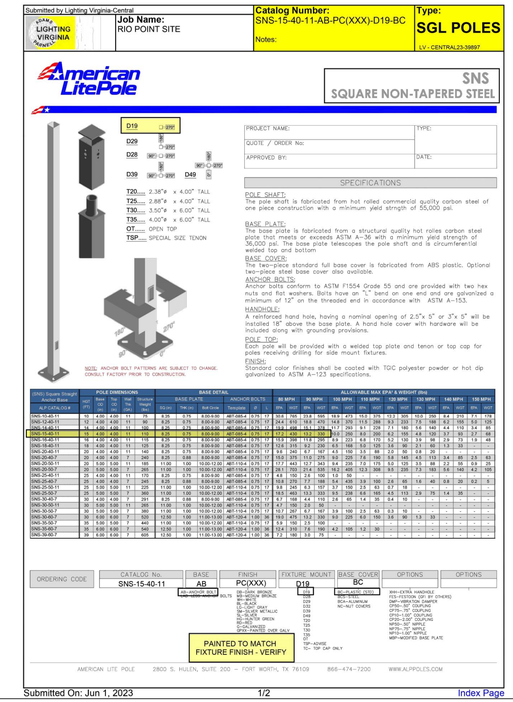
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RATIO Series
AREA/SITE LIGHTER

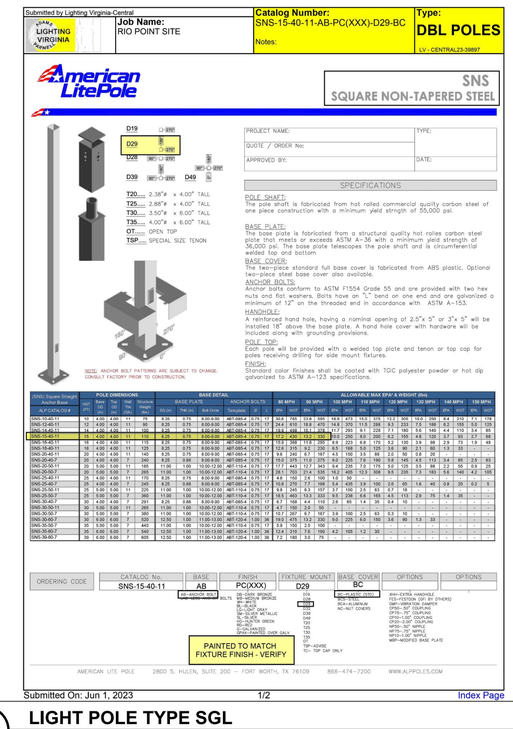
DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

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
RAR1	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
			SQW	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
			SQW	19647	148	5	0	3	19686	148	5	0	3	18503	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
			SQW	21932	143	5	0	3	21976	143	5	0	3	20666	135	5	0	3
	185	174.5



LIGHT POLE TYPE SGL
NOT TO SCALE



LIGHT POLE TYPE SGL
NOT TO SCALE

COMMONWEALTH OF VIRGINIA
CHARLES E. RAPP
Lic. No. 0406001784
06/02/2023
LANDSCAPE ARCHITECT

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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS 1SP
08/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO

DATE: 02/07/2022
DRAWN BY: M. RACHNER
DESIGNED BY: C. RAPP
CHECKED BY: C. RAPP
SCALE: N/A

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LIGHTING CUT SHEETS

JOB NO. 46883
SHEET NO. L6.2

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