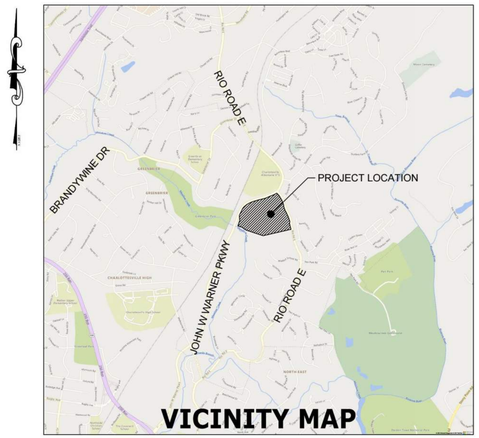
RIO POINT

SDP2022 - 00031
FINAL SITE PLAN
COUNTY OF ALBEMARLE, VA
02/07/2022
REVISED 02/02/2024

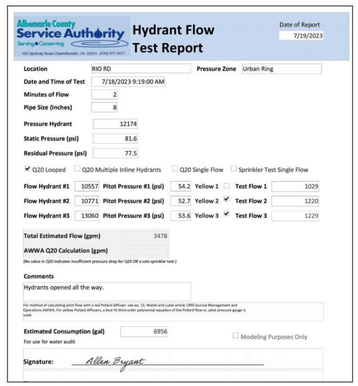
SITE DATA:

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.



VICINITY MAP

1"=2000'


Albemarle County Service Authority — Hydrant Flow Test Report

Date of Report: 7/19/2023

Location	RIO RD			Pressure Zone	Urban Ring		
Date and Time of Test	7/18/2023 9:19:00 AM						
Minutes of Flow	2						
Pipe Size (Inches)	8						
Pressure Hydrant	12174						
Static Pressure (psi)	81.6						
Residual Pressure (psi)	77.5						

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

Flow Hydrant #1	10557	Pitot Pressure #1 (psi)	54.2	Yellow 1 ☐	Test Flow 1	1029
Flow Hydrant #2	10771	Pitot Pressure #2 (psi)	52.7	Yellow 2 ☑	Test Flow 2	1220
Flow Hydrant #3	13060	Pitot Pressure #3 (psi)	53.6	Yellow 3 ☑	Test Flow 3	1229

Total Estimated Flow (gpm): 3478

AWWA Q20 Calculation (gpm):

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

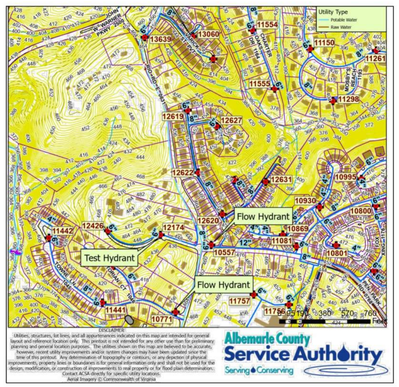
Comments: Hydrants opened all the way.

For method of calculating pitot flow with a red Pollard diffuser: see eq. 15, 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): 6956 ☐ Modeling Purposes Only

For use for water audit

Signature: 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		

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 - WATER
C0.6	UTILITY DETAILS - SANITARY
C1.0	OVERALL TOPOGRAPHIC SURVEY
C1.1	TOPOGRAPHIC SURVEY
C1.2	TOPOGRAPHIC SURVEY
C1.3	TOPOGRAPHIC SURVEY
C1.4	TOPOGRAPHIC SURVEY
C1.5	TOPOGRAPHIC SURVEY
C1.6	TOPOGRAPHIC SURVEY
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C2.1	DEMOLITION PLAN
C2.2	DEMOLITION PLAN
C2.3	DEMOLITION PLAN
C2.4	DEMOLITION PLAN
C2.5	DEMOLITION PLAN
C2.6	DEMOLITION PLAN
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
C3.17	EROSION & SEDIMENT CONTROL - PHASE 2
C3.18	EROSION & SEDIMENT CONTROL - PHASE 2
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C7.6	STORM SEWER TABLES
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C8.2	POST-DEVELOPED DRAINAGE AREA MAP - N
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C8.6	INLETS DRAINAGE AREA MAP
C8.7	STORMWATER MANAGEMENT - POND DETAILS
C8.8	STORMWATER MANAGEMENT - BIO DETAILS
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C10.1	ENTRANCE SIGHT DISTANCE PROFILES
C10.2	RIO ROAD IMPROVEMENTS
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L5.0	OVERALL LIGHTING AND PHOTOMETRIC PLAN
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L5.5	SITE LIGHTING AND PHOTOMETRIC PLAN
L5.6	SITE LIGHTING AND PHOTOMETRIC PLAN
L6.0	LIGHTING CUT SHEETS
L6.1	LIGHTING CUT SHEETS
L6.2	LIGHTING CUT SHEETS

TOTAL: 92 SHEETS

COMMONWEALTH OF VIRGINIA
C. CAMPBELL BOLTON
Lic. No. 51495
02/02/24
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 ISP
10/12/2022	COUNTY COMMENTS FSP & WPO
06/13/2023	COUNTY COMMENTS FSP & WPO
10/02/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

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

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:	0.28 ACRES
PROPOSED IMPERVIOUS AREA:	9.32 ACRES
LIMITS OF DISTURBANCE:	19.97 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 = 0.17 AC TOTAL OPEN SPACE PROVIDED = 16.72 AC MIN (63.21%)

OPEN SPACE CALCULATION: 26.45 AC - (CONSERV. AREA 5.89 AC) - (PARK 1.08 AC) - (GREENWAY 0.17 AC)) X 25% REQUIRED OPEN SPACE = 4.83 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 198 ONE BEDROOM APT = 297 SPACES
2.00 x 102 TWO BEDROOM APT = 204 SPACES
2.00 x 28 THREE BEDROOM APT = 56 SPACES
557 TOTAL SPACES REQUIRED**

PARKING PROVIDED : 469 REGULAR PARKING SPACES
21 ADA SPACES
490 TOTAL SPACES PROVIDED

* THE 12 SPACES IN THE TRAILHEAD LOT ARE NOT COUNTED IN THE OVERALL PARKING TOTAL.
** SPECIAL EXCEPTION, SE202200031, APPROVED OCTOBER 6, 2022 FOR A REDUCTION IN PARKING REQUIREMENTS.

ADA PARKING REQUIRED: FOR 401 - 500 TOTAL SPACES, 9 ACCESSIBLE SPACES REQUIRED, 2 OF WHICH SHALL BE VAN ACCESSIBLE.
ADA PARKING PROVIDED: 21 ACCESSIBLE SPACES PROVIDED, ALL OF WHICH MEET THE REQUIREMENTS FOR 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: 0.49 AC TOTAL AREA PROVIDED: 1.99 AC + 1.08 AC + 0.49 AC = 3.56 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
C5 (BLDG. 200)	1	64,230	64,230	28	14	14	56	28	14	14	56
E3 (BLDG. 100)	1	58,759	58,759	21	14	14	49	21	14	14	49
B2 (BLDG. 600 & 700)	2	42,758	85,516	30	12	0	42	60	24	0	84
B3 (BLDG. 400)	1	50,706	50,706	35	14	0	49	35	14	0	49
A (BLDG. 500)	1	31,724	31,724	18	12	0	30	18	12	0	30
A3 (BLDG. 800)	1	25,979	25,979	15	10	0	25	15	10	0	25
A2 (BLDG. 300)	1	37,126	37,126	21	14	0	35	21	14	0	35
			354,040					198	102	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.

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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. CAMPBELL BOLTON
Lic. No. 51495
02/02/24
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
COUNTY COMMENTS ISP	05/05/2022
COUNTY COMMENTS FSP & WPO	10/12/2022
COUNTY COMMENTS FSP & WPO	06/12/2023
COUNTY COMMENTS FSP & WPO	10/13/2023
COUNTY COMMENTS FSP & WPO	02/02/2024

DATE 02/07/2022
DRAWN BY R. VAN NIEKERK
DESIGNED BY C. BOLTON
CHECKED BY C. BOLTON
SCALE N/A

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
- STORM PIPE & STRUCTURE NO.
- 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)

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

- GIS MANAGED STEEP SLOPES
- GIS PRESERVED STEEP SLOPES

*REFERENCE C1.1 FOR EXISTING LEGEND

ACSA GENERAL WATER & SEWER CONDITIONS

SEPTEMBER 14, 2021

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.

RIVANNA WATER & SEWER AUTHORITY (RWSA) GENERAL WATER & SANITARY SEWER NOTES

LAST REVISED: APRIL 2016

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE LATEST VERSION OF THE GENERAL WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS - VERSION 1.0, ADOPTED IN DECEMBER 2015, EXCEPT AS MODIFIED BELOW OR MODIFIED IN SPECIAL NOTES.
2. RWSA SHALL APPROVE ALL CONSTRUCTION MATERIALS AND METHODS OF CONSTRUCTION. A PRECONSTRUCTION CONFERENCE SHALL BE HELD WITH RWSA PRIOR TO THE START OF ANY WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY (1-800-552-7001).
4. RWSA ENGINEER (DYON VEGA AT (434) 977-2970 EXT. 170) SHALL BE NOTIFIED THREE BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.
5. ALL WORK IS SUBJECT TO INSPECTION BY RWSA STAFF. NO TIE-INS TO THE EXISTING SYSTEM SHALL BE MADE WITHOUT COORDINATION WITH AND THE PRESENCE OF RWSA STAFF. NO WORK SHALL BE CONDUCTED ON RWSA FACILITIES ON WEEKENDS OR HOLIDAYS WITHOUT SPECIAL WRITTEN PERMISSION FROM RWSA.
6. FOR SANITARY SEWER LINE CONSTRUCTION: RWSA MAY REQUIRE BYPASS PUMPING FOR TIE-INS TO THE EXISTING SYSTEM. ALL DOGHOUSE MANHOLES MUST BE PRESSURE-TESTED BEFORE A CONNECTION IS MADE TO THE SYSTEM.
7. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS IS FROM DATA AVAILABLE AT THE TIME OF DESIGN AND IS NOT NECESSARILY COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION, SIZE AND DEPTH OF ALL EXISTING UTILITIES, BOTH SURFACE AND SUBSURFACE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS. THE CONTRACTOR SHALL USE DUE DILIGENCE TO PROTECT ALL UTILITIES AND STRUCTURES FROM DAMAGE AT ALL TIMES, WHETHER SHOWN ON THE PLANS OR NOT. DAMAGE TO ANY EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR TO THE ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
8. EROSION AND SEDIMENT CONTROL FACILITIES SHALL NOT BE PERMITTED IN THE RWSA EASEMENT WITHOUT SPECIAL WRITTEN PERMISSION FROM RWSA. NO GRADING SHALL BE PERMITTED IN THE RWSA EASEMENT UNLESS PERMITTED OTHERWISE BY RWSA IN WRITING.
9. NO BLASTING SHALL BE PERMITTED WITHIN 100 FEET OF RWSA FACILITIES WITHOUT WRITTEN PERMISSION AND RWSA APPROVAL OF THE BLASTING PLAN. GROUND MONITORING DURING BLASTING AND A PRE-BLAST SURVEY MAY BE REQUIRED. FOR BLASTING WITHIN 100 FEET OF ANY OPERATIVE RWSA SEWERLINES, BYPASS PUMPING AND/OR PRE- AND POST-CCTV MAY BE REQUIRED. RWSA MAY ALSO REQUIRE CERTIFICATION FROM A LICENSED PROFESSIONAL ENGINEER STATING THAT THE PROPOSED BLASTING WILL NOT DAMAGE ANY RWSA FACILITIES. DAMAGE TO ANY UTILITIES DUE TO BLASTING SHALL BE REPAIRED BY THE CONTRACTOR TO THE ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL OBSERVE MINIMUM SEPARATION REQUIREMENTS FOR UTILITY CROSSINGS. WHEN A CROSSING IS MADE UNDER AN EXISTING FACILITY, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE EXISTING PIPE. THE AREA OF THE CROSSING SHALL BE BACKFILLED WITH COMPACTED 57 STONE TO THE SPRINGLINE OF THE EXISTING PIPE.
11. NEW WATER MAIN INSTALLATIONS SHALL BE PRESSURE TESTED, CHLORINATED, FLUSHED AND HAVE WATER SAMPLES APPROVED PRIOR TO MAKING ANY PERMANENT CONNECTION TO THE PUBLIC WATER SYSTEM. APPROVED METHODS OF FILLING AND FLUSHING NEW WATER MAINS WILL BE REQUIRED TO PREVENT ANY CONTAMINATION OF THE PUBLIC WATER SYSTEM.
12. ALL EASEMENTS FOR NEW RWSA FACILITIES SHALL BE RECORDED PRIOR TO PLACING THE NEW FACILITIES INTO SERVICE.
13. NO PERMANENT STRUCTURAL FACILITIES WILL BE PERMITTED IN THE RWSA EASEMENT. THIS INCLUDES BUILDING OVERHANGS, RETAINING WALLS, FOOTERS FOR ANY STRUCTURE, DRAINAGE STRUCTURES, ETC.
14. TREES ARE NOT PERMITTED IN THE RWSA EASEMENT.

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.
39. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
40. ALL WATER, SEWER AND FIRE LINES REQUIRE NEW INSPECTION AND TESTING PROCEDURES. THE ACSA PERFORMS ANY TESTING AND INSPECTIONS OF THE PUBLIC SEWER AND WATER MAIN(S).
41. ALBEMARLE COUNTY BUILDING INSPECTIONS DEPARTMENT (ACBID) DOES A VISUAL INSPECTION & WITNESSES THE TESTING OF THE BUILDING DRAIN, WATER SERVICE PIPE AND THE SPRINKLER LEAD-IN CONNECTION.
42. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE TO RETAIN A SPECIAL INSPECTOR AS OUTLINED IN THE UPDATED ALBEMARLE COUNTY POLICY FOR SITE UTILITIES TO PERFORM THE VISUAL INSPECTION AND TESTING OF ALL UTILITIES NOT COVERED BY THE ACSA OR ACBID. THIS INCLUDES BUILDING SEWERS, WATER AND FIRE LINE BRANCHES BETWEEN THE MAIN AND THE METER(S)/BUILDING(S).
43. THE SPECIAL INSPECTOR'S REPORT MUST BE SUBMITTED AND APPROVED BY THE ALBEMARLE COUNTY ENGINEERING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.

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).

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)

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
E. CAMPBELL BOLTON
Lic. No. 51495
02/02/24
PROFESSIONAL ENGINEER

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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS ISP
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO
10/13/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

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

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

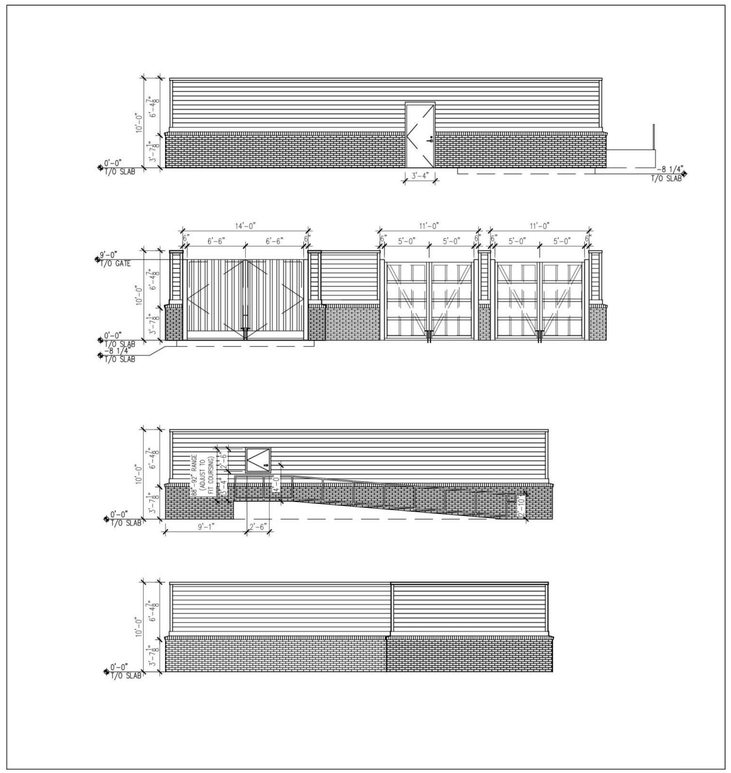
$$(X+P)_i = 1.0 + \sum_{(i=1)}^{n} (X_i + P_i) =$$ 1

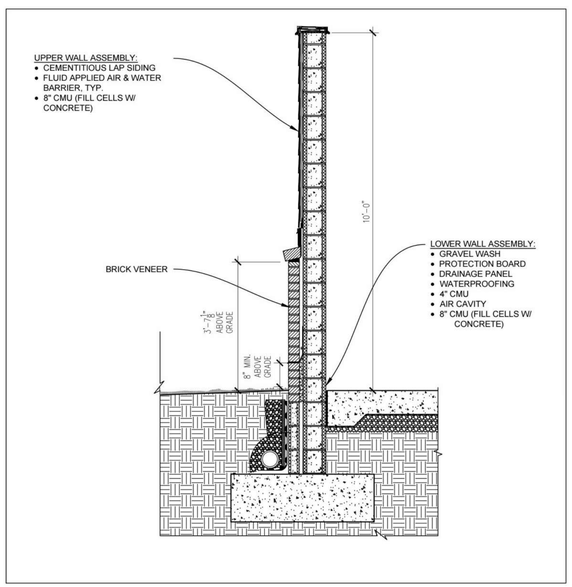
Max. $(X=P)_i$ = 1.75

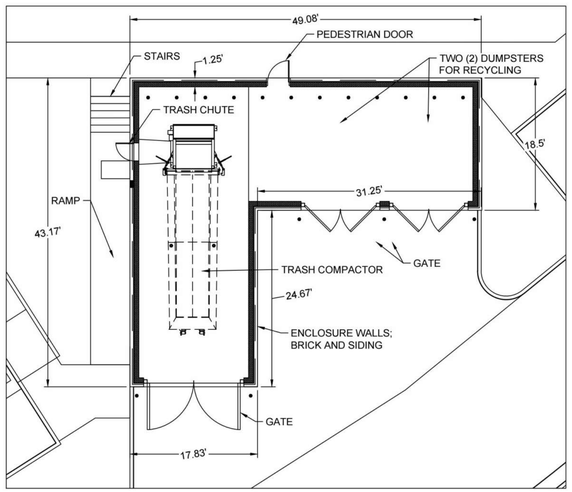
n = Number of Sides of Subject Building

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.



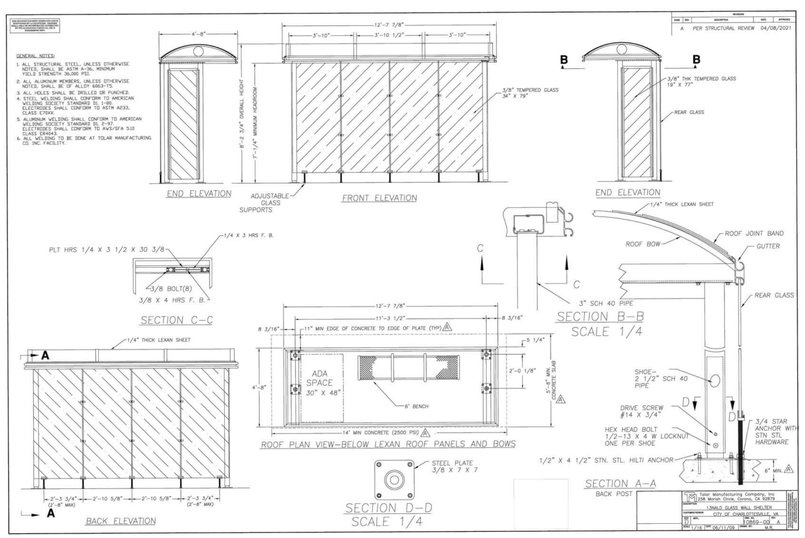




NOTE: ENCLOSURE DETAILS SHOWN FOR REFERENCE; REFER TO ARCHITECTURAL PLAN SET FOR ADDITIONAL DETAILS AND DESIGN.

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-2A, 2B, 2C	STANDARD CURB DROP INLET 12"-24" PIPE: MAXIMUM DEPTH H=9'	104.03
	DIMENSIONS, NOTES AND QUANTITIES	104.04
DI-3A, 3B, 3C	STANDARD CURB DROP INLET (12" TO 30" PIPE: MAXIMUM DEPTH (H) = 8')	104.09
	DIMENSIONS, NOTES, AND QUANTITIES	104.10
MH-2	PRECAST MANHOLE	106.07
IC-2	PRECAST INLET FRAME AND COVER	105.03
SL-1	TYPICAL CONCRETE SAFETY SLAB FOR DROP INLETS, MANHOLES AND JUNCTION BOXES	106.14
PB-1	INSTALL. OF PIPE CULVERTS AND STORM SEWERS CIR. PIPE BEDDING AND BACKFILL - METHOD "A"	107.01
UD-4	STANDARD PAVEMENT EDGERDRAIN	108.07
IS-1	STANDARD METHOD OF SHAPING MANHOLE & INLET INVERTS	106.08
ST-1	STANDARD STEP	106.09
UG-1	STANDARD GROUNDWATER UNDERDRAIN	108.01
SWM-DR	STORMWATER MANAGEMENT (SWM) DETAILS	114.05
	STORMWATER MANAGEMENT (SWM) DETAILS	114.06
	STORMWATER MANAGEMENT (SWM) DETAILS	114.07
CG-2	STANDARD 6" CURB	201.01
CG-6	COMBINATION 6" CURB AND GUTTER	201.03
CG-7	COMBINATION 4" CURB AND GUTTER	201.04
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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COUNTY COMMENTS FSP & WPO	08/03/2023
COUNTY COMMENTS FSP & WPO	02/02/2024

DATE 02/07/2022
DRAWN BY R. VAN NIEKERK
DESIGNED BY C. BOLTON
CHECKED BY C. BOLTON
SCALE N/A

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
NOTES & DETAILS

JOB NO. 46883
SHEET NO. C0.3

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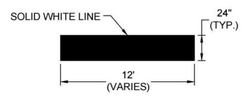
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SIGNAGE NOTES:

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

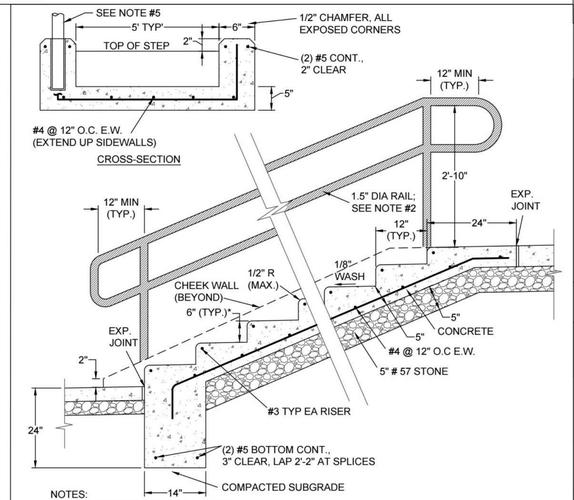


NOTE: STOP SIGNS TO BE 30" WITH HIGH INTENSITY SHEETING

STOP BAR DETAIL
NO SCALE

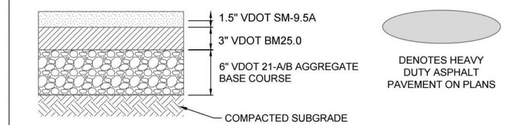


STRIPING AND SIGNAGE DETAIL
No Scale



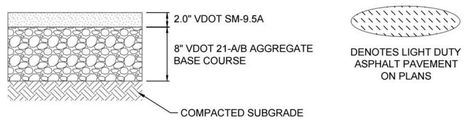
NOTES:
1. FINE BROOM FINISH ALL STAIRS.
2. ADA COMPLIANT RAIL ON BOTH SIDES OF STEPS (RAILING SHOWN IN DETAIL IS DIAGRAMMATIC). RAILS SHALL BE ALUMINUM OR GALVANIZED STEEL WITH A BLACK FINISH.
3. FOR STEPS ADJACENT AND BETWEEN CAST-IN-PLACE WALLS, REFER TO STRUCTURAL PLANS. RAILINGS AND GENERAL APPEARANCE SHALL MATCH.
4. *RISER HEIGHTS MAY VARY FROM SIX-INCHES. THE HEIGHTS SHALL BE CONSISTENT ALONG THE RUN TO MEET THE GRADES SHOWN IN THE SPOT GRADING PACKAGE.
5. HANDRAILS SET IN CHEEK WALLS ON EACH SIDE. SET POSTS IN SLEEVES AND CAULK WITH NON-SHRINK GROUT.

EXTERIOR STAIRS
No Scale



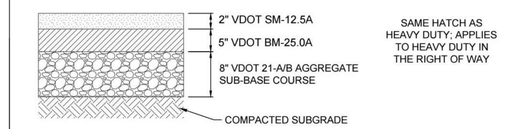
1. THIS PAVEMENT SECTION TO BE USED FOR INTERNAL SITE ROADS AND ACCESS AISLE AS SHOWN ON THE PLANS.
2. ASPHALT WITHIN THE VDOT RIGHT-OF-WAY SHALL USE A DIFFERENT SECTION, THOUGH THEY ARE HATCHED THE SAME ON THE PLANS; REFER TO DETAIL THIS SHEET.
3. THIS PAVEMENT SECTION IS BASED ON THE 'GEOTECHNICAL ENGINEERING REPORT - RIO POINT' DATED 8/8/22 PREPARED BY UNDERHILL ENGINEERING. REFER TO THE REPORT FOR ADDITIONAL INFORMATION. SECTION MAY REQUIRE MODIFICATION BASED ON SOIL CONDITIONS ENCOUNTERED DURING CONSTRUCTION; VERIFY WITH THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION.
4. STANDARD VDOT UNDERDRAINS MAY BE ADDED TO PAVEMENT SECTION AS NEEDED BASED ON THE GEOTECHNICAL ENGINEERS ASSESSMENT OF THE SUBGRADE CONDITIONS ON-SITE.

HEAVY DUTY ASPHALT PAVEMENT SECTION
No Scale



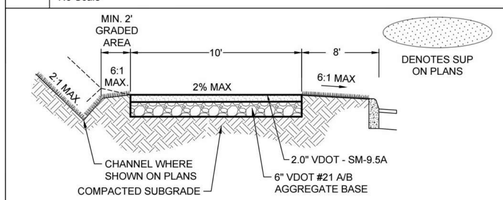
1. THIS PAVEMENT SECTION TO BE USED FOR PARKING SPACES AS SHOWN ON THE PLANS.
2. SECTION MAY REQUIRE MODIFICATION BASED ON SOIL CONDITIONS ENCOUNTERED DURING CONSTRUCTION; VERIFY WITH THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION.

LIGHT DUTY ASPHALT PAVEMENT SECTION
No Scale



1. THE LARGER OF THE EXISTING RIO ROAD ASPHALT SECTION OR THIS PAVEMENT SECTION SHALL BE USED FOR WORK WITHIN THE VDOT RIGHT-OF-WAY, INCLUDING TURN LANES. THE CONTRACTOR SHALL COLLECT A MINIMUM OF THREE PAVEMENT TEST CORES ALONG RIO ROAD TO VERIFY THE EXISTING PAVEMENT DEPTHS.
2. UNDERDRAINS ARE REQUIRED UNDER CURBS WITHIN THE RIGHT-OF-WAY.
3. REFERENCE VDOT WP-2 DETAIL WHEN INTERFACING RIO ROAD.

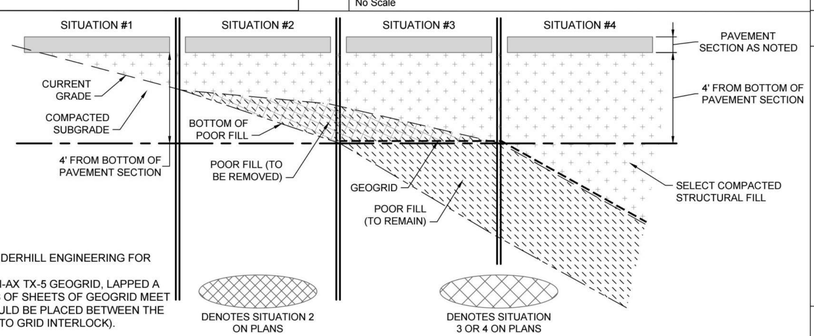
RIGHT-OF-WAY ASPHALT PAVEMENT SECTION
No Scale



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.

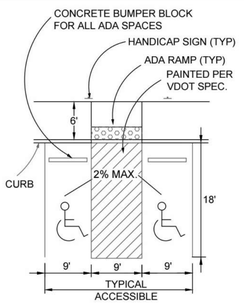
CLASS A – TYPE 2 SHARED USE PATH (SUP)
No Scale

- SITUATION 1 - NO POOR FILL - UTILIZE STANDARD PAVEMENT SECTIONS DETAILED ON THIS SHEET.
- SITUATION 2 - POOR MATERIALS LESS THAN 5' DEEP BELOW PAVEMENT SECTION - REMOVE POOR FILLS TO NATIVE GROUND.
- SITUATION 3 - POOR MATERIALS MORE THAN 5' AND CURRENT GRADE IS LESS THAN 5' BELOW PAVEMENT SECTION - REMOVE POOR FILL MATERIAL TO A DEPTH 5' BELOW PAVEMENT SECTION AND INSTALL GEOGRID OVER POOR FILL AT THIS DEPTH.
- SITUATION 4 - POOR MATERIALS AND CURRENT GRADE IS MORE THAN 5' BELOW PAVEMENT SECTION - INSTALL GEOGRID ALONG CURRENT GRADE; NO UNDERCUT REQUIRED.



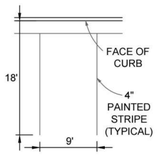
NOTES:
1. REFER TO GEOTECHNICAL REPORTS BY UNDERHILL ENGINEERING FOR ADDITIONAL INFORMATION AND DETAILS.
2. GEOGRID SHOULD CONSIST OF TENSAR TRI-AX TX-5 GEOGRID, LAPPED A MINIMUM OF 24 INCHES WHERE THE EDGES OF SHEETS OF GEOGRID MEET (A MINIMUM 2 INCHES OF AGGREGATE SHOULD BE PLACED BETWEEN THE LAPPED LAYERS TO PROVIDE AGGREGATE TO GRID INTERLOCK).

REINFORCED PAVEMENT WITH GEOGRID SECTION
No Scale



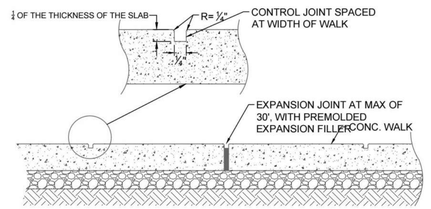
HANDICAP SPACES

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



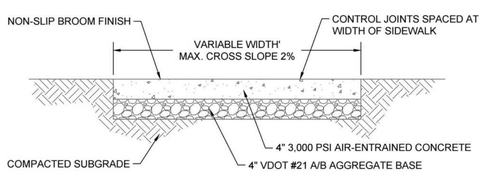
REGULAR SPACE

TYPICAL PARKING SPACE DETAILS
No Scale



CONCRETE SIDEWALK JOINT DETAIL
No Scale

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

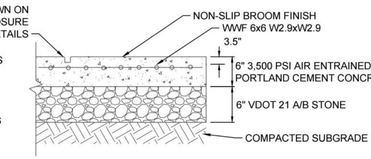


DENOTES CONCRETE SIDEWALK PAVEMENT ON PLANS

CONCRETE SIDEWALK PAVEMENT SECTION
No Scale

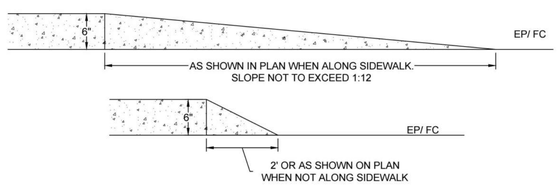
JOINTS AS SHOWN ON DUMPSTER ENCLOSURE DETAILS

NOTE: THE DUMPSTER PAD IS LOCATED IN AN AREA OF ANTICIPATED DEEP, POOR FILL MATERIALS. REFER TO STRUCTURAL AND GEOTECHNICAL DOCUMENTS FOR ADDITIONAL REQUIREMENTS.

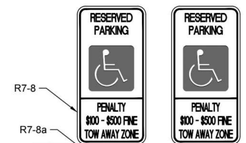


DENOTES CONCRETE SERVICE AREA PAVEMENT ON PLANS

HEAVY DUTY CONCRETE SECTION
No Scale



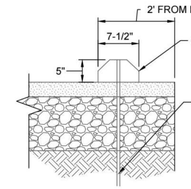
CURB WIPE DOWN DETAIL
No Scale



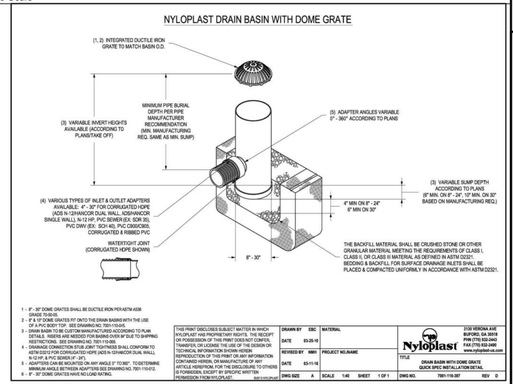
FEDERAL: SIGN FOR THE DISABLED ON 0.80 GAUGE ALUMINUM. COLORS: GREEN BORDER & TEXT, BLUE SYMBOL FOR ACCESSIBILITY, WHITE BACKGROUND.

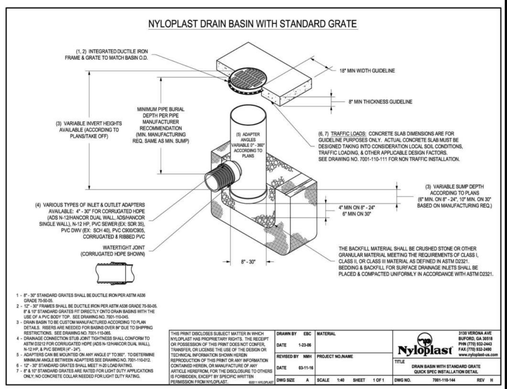
SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY DISABLED PERSONS. PROVIDE 12"X 18" R7-8 SIGNS WITH 4" INTERNATIONAL WHEELCHAIR SYMBOL AT EACH PARKING SPACE INDICATED ON SITE PLAN. ON THE SAME SIGN, OR A SEPARATE SIGN BELOW, "PENALTY, $100-$500 FINE, TOW AWAY ZONE" MUST BE INCLUDED (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.

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

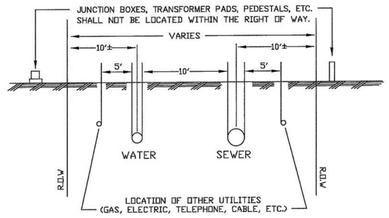
TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
SITE DETAILS

JOB NO. 46883
SHEET NO. C0.4

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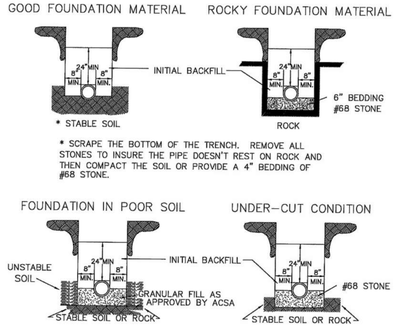
EASEMENT WIDTHS: WATER OR SEWER ONLY – 20' MINIMUM
WATER & SEWER ——— 30' MINIMUM

* 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



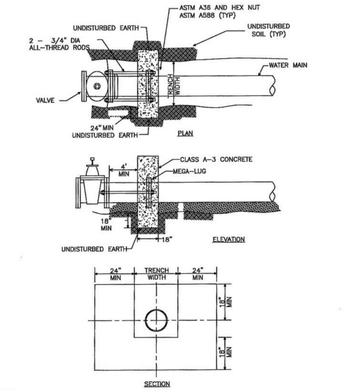
* SCRAPE THE BOTTOM OF THE TRENCH. REMOVE ALL STONES TO INSURE THE PIPE DOESN'T REST ON ROCK AND THEN COMPACT THE SOIL OR PROVIDE A 4" BEDDING OF #68 STONE.

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

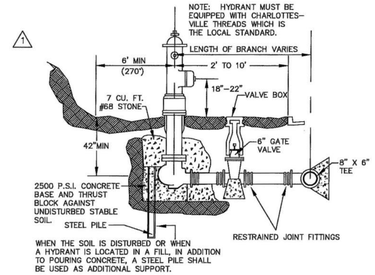


NOTE:

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

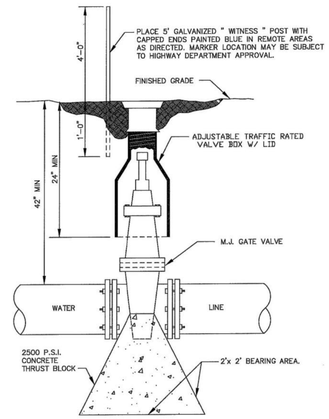


NOTE :

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.
FIG. W-4



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

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

NOTES:

1. PROVIDE A 6" THICK GRAVEL BED BENEATH THE METER VAULT.
2. MINIMUM WALL THICKNESS FOR PRECAST OR POUR-IN-PLACE VAULTS SHALL BE 4". MINIMUM WALL THICKNESS FOR VAULTS CONSTRUCTED OF MASONARY BLOCK SHALL BE 8".
3. THE OUTSIDE OF THE VAULT BELOW GRADE SHALL BE COATED WITH AN APPROVED WATER PROOFING COMPOUND.

TYPICAL METER VAULT (1 1/2" METER)

NTS
FIG. W-7B

TD-15

NOTES:

1. PROVIDE A 6" THICK GRAVEL BED BENEATH THE METER VAULT.
2. MINIMUM WALL THICKNESS FOR PRECAST OR POUR-IN-PLACE VAULTS SHALL BE 4". MINIMUM WALL THICKNESS FOR VAULTS CONSTRUCTED OF MASONARY BLOCK SHALL BE 8".
3. THE OUTSIDE OF THE VAULT BELOW GRADE SHALL BE COATED WITH AN APPROVED WATER PROOFING COMPOUND.

TYPICAL METER VAULT (2" METER)

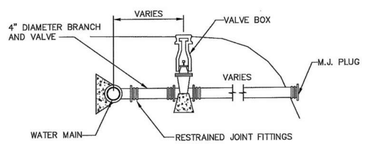
NTS
FIG. W-7C

TD-16

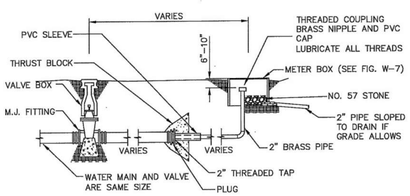
METER SIZE	DIMENSION A	DIMENSION B	DIMENSION C
1 1/2"	3'1"	5'0"	3'8"
2"	3'1"	5'0"	3'8"
3"	5' MIN.	10' MIN.	6' MIN.
4"	5' MIN.	10' MIN.	6' MIN.
GREATER THAN 4"	PROPOSALS WILL BE SUBMITTED.		

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

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

JULY 2011

CITY STANDARDS

RESTRAINED JOINT PIPE LENGTHS CHARTS

SCALE: N.T.S. STANDARD NUMBER: W 2.4

COMMONWEALTH OF VIRGINIA
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DESIGNED BY C. BOLTON
CHECKED BY C. BOLTON
SCALE N/A

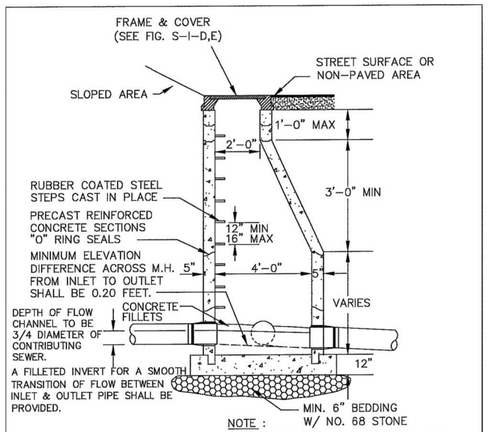
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RIO POINT
COUNTY OF ALBEMARLE, VA
UTILITY DETAILS - WATER

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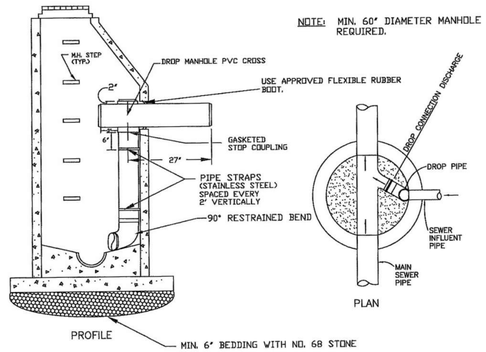


NOTE :

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

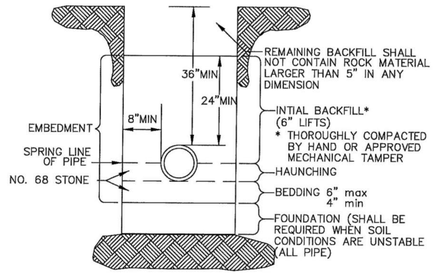
N.T.S
FIG. S-I-A



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

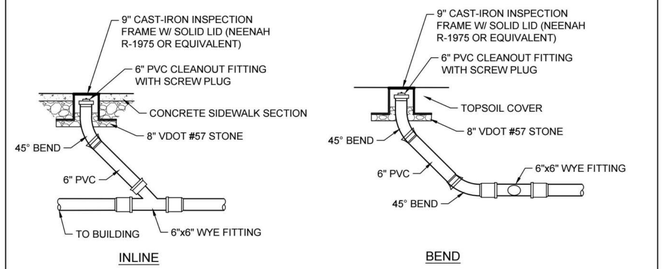


NOTE :

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



SANITARY CLEANOUT DETAIL

No Scale

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02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. BOLTON

SCALE
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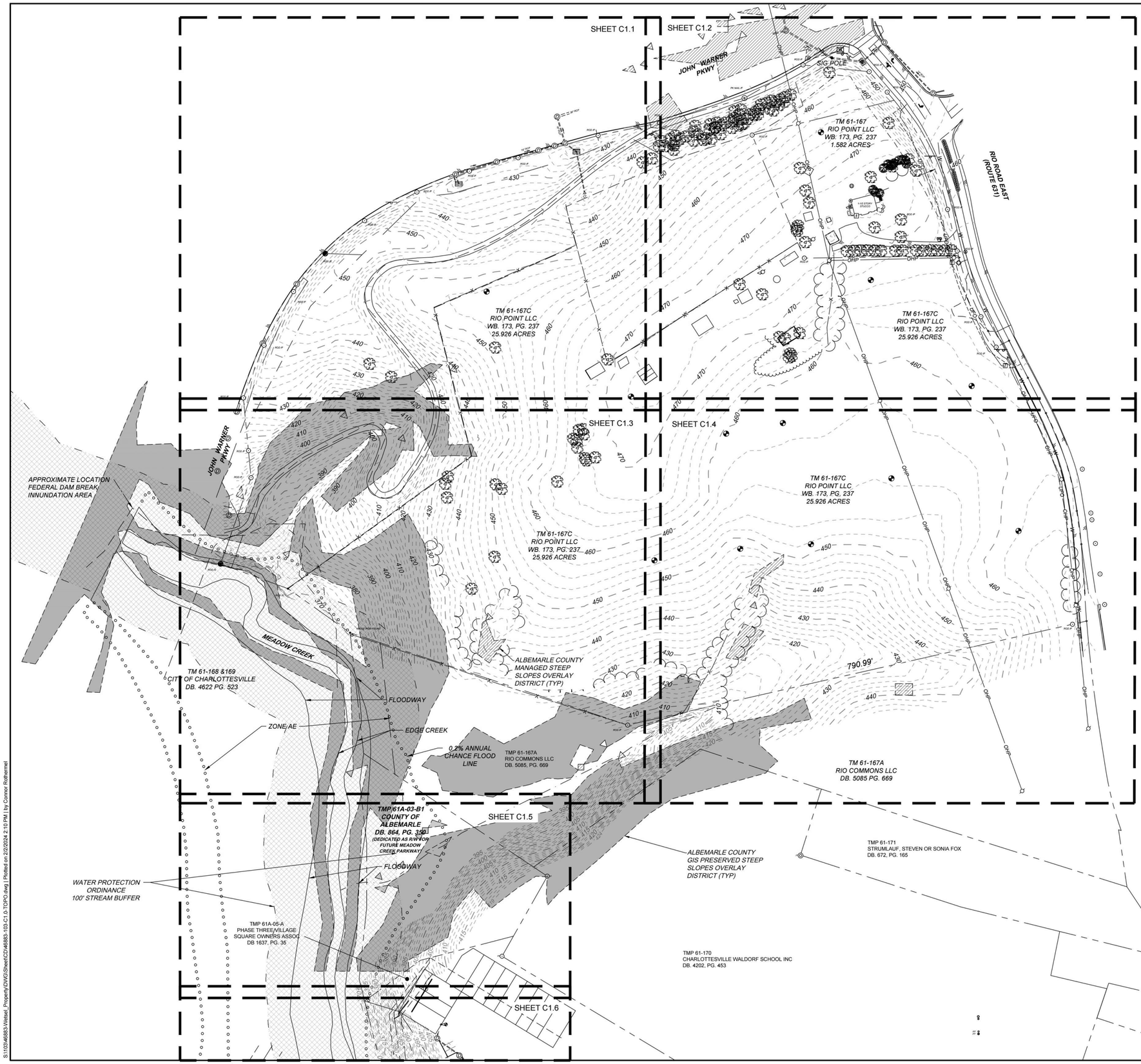
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01/30/2024	COUNTY COMMENTS FSP & WPO

DATE 02/07/2022
DRAWN BY MWD
DESIGNED BY ------
CHECKED BY JCM
1" = 80'

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RIO POINT
COUNTY OF ALBEMARLE, VA
OVERALL TOPOGRAPHIC SURVEY

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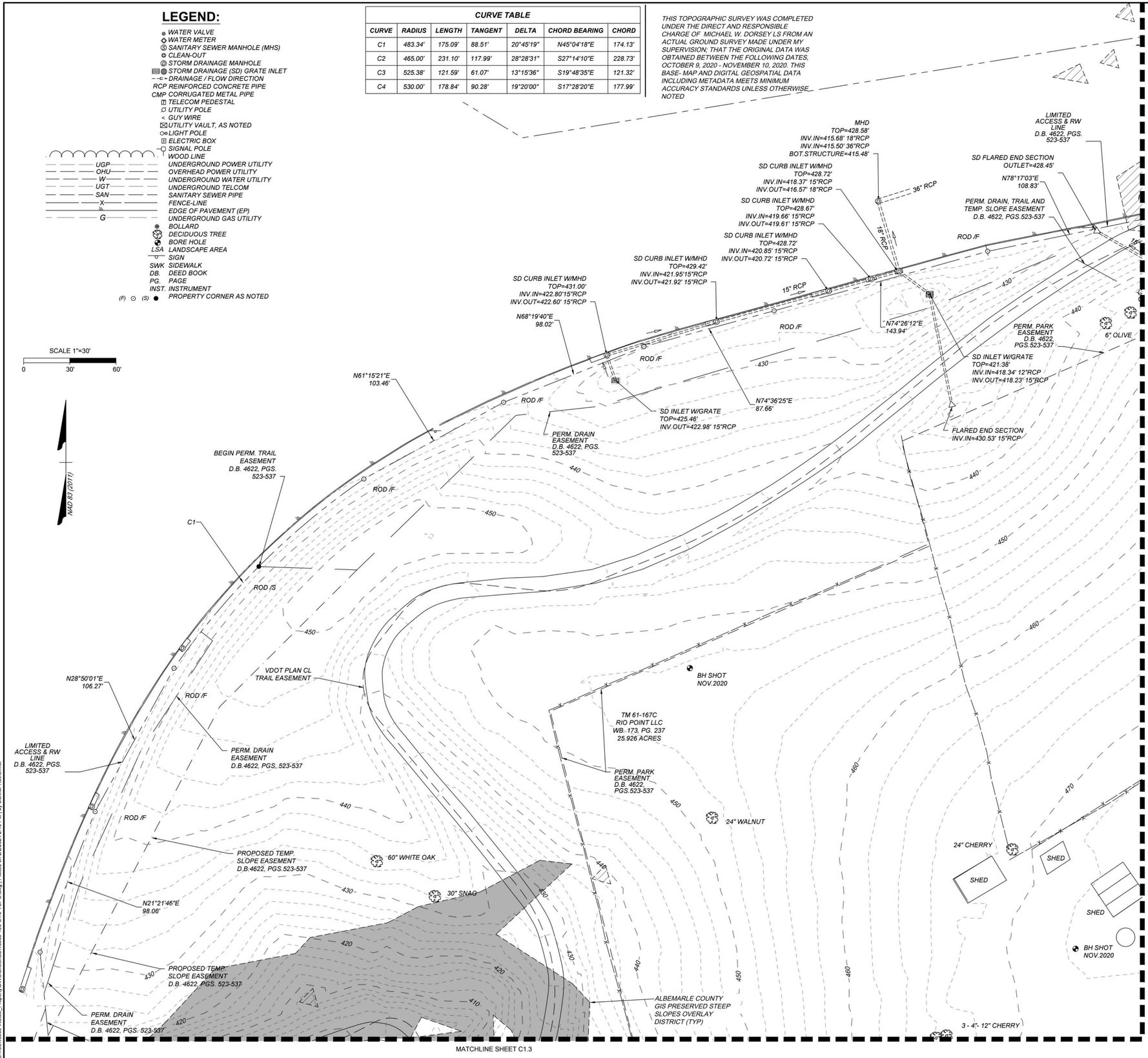
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE (MHS)
- CLEAN-OUT
- STORM DRAINAGE MANHOLE
- STORM DRAINAGE (SD) GRATE INLET
- DRAINAGE / FLOW DIRECTION
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- TELECOM PEDESTAL
- UTILITY POLE
- GUY WIRE
- UTILITY VAULT, AS NOTED
- LIGHT POLE
- 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
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- LSA LANDSCAPE AREA
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- SWK SIDEWALK
- DB. DEED BOOK
- PG. PAGE
- INST. INSTRUMENT
- (F) ⊙ (S) ● PROPERTY CORNER AS NOTED

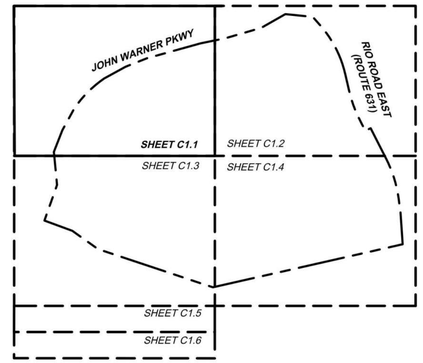
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	483.34'	175.09'	88.51'	20°45'19"	N45°04'18"E	174.13'
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C3	525.38'	121.59'	61.07'	13°15'36"	S19°48'35"E	121.32'
C4	530.00'	178.84'	90.28'	19°20'00"	S17°28'20"E	177.99'

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 OTTILLIA 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
JOSEPH C. MEDLEY
Lic. No.3385
02/02/24
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

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO
10/30/2023	COUNTY COMMENTS FSP & WPO
12/19/2023	DD PROGRESS SET
02/02/2024	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

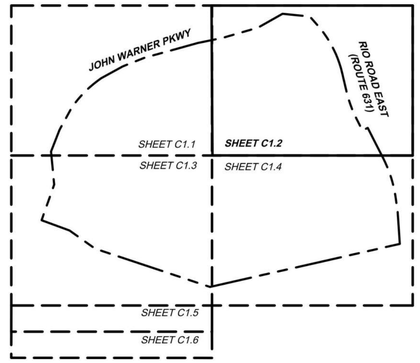
JOB NO. 46883
SHEET NO. C1.1

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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	483.34'	175.09'	88.51'	20°45'19"	N45°04'18"E	174.13'
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VDOT PLAN REFERENCED IS 0631-002-128,C502



SCALE 1"=30'
0 30' 60'

NAD 83 (2011)

JOSEPH C. MEDLEY
Lic. No.3385
02/02/24
COMMONWEALTH OF VIRGINIA
LAND SURVEYOR

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11/30/2023	DD PROGRESS SET
02/02/2024	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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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

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

MATCHLINE SHEET C1.1

MATCHLINE SHEET C1.4

S:\10\46883-Wetlet_Property\DWG\Sheet\CD\46883-103-C1.0-TOPO.dwg | Plotted on 2/2/2024 2:10 PM | by Connor Rothermel

MATCHLINE SHEET C1.1

MATCHLINE SHEET C1.4

MATCHLINE SHEET C1.5

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

JOHN WARNER PKWY

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

WATER PROTECTION ORDINANCE 100' STREAM BUFFER

FLOODWAY

ZONE AE

EDGE CREEK

0.2% ANNUAL CHANCE FLOOD LINE

ALBEMARLE COUNTY MANAGED STEEP SLOPES OVERLAY DISTRICT (TYP)

ALBEMARLE COUNTY GIS PRESERVED STEEP SLOPES OVERLAY DISTRICT (TYP)

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

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

36" BLACK OAK

36" BLACK OAK

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

JOHN WARNER PKWY

RIO ROAD EAST (ROUTE 631)

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

NAD 83 (2011)

SCALE 1"=30'
0 30' 60'

LEGEND:

- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE (MHS)
- CLEAN-OUT
- STORM DRAINAGE MANHOLE
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- CMP CORRUGATED METAL PIPE
- TELECOM PEDESTAL
- UTILITY POLE
- GUY WIRE
- UTILITY VAULT, AS NOTED
- LIGHT POLE
- ELECTRIC BOX
- SIGNAL POLE
- WOOD LINE
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AND BEING TAX MAP PARCELS 61-167 & 61-167C
IN THE COUNTY OF ALBEMARLE, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOSEPH C. MEDLEY
Lic. No.3385
02/02/24
LAND SURVEYOR

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09/01/2023	COUNTY COMMENTS FSP & WPO
11/30/2023	DD PROGRESS SET
02/02/2024	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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S:\100\46883-Vetsel_Property\DWG\Sheet\C3\46883-103-C1.b-TOPO.dwg | Plotted on 2/2/2024 2:10 PM | by Connor Rothermel

MATCHLINE SHEET C1.2

MATCHLINE SHEET C1.3

SEE DDOT PLAN

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

ALBEMARLE COUNTY
MANAGED STEEP
SLOPES OVERLAY
DISTRICT (TYP)

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

ALBEMARLE COUNTY
GIS PRESERVED STEEP
SLOPES OVERLAY
DISTRICT (TYP)

APPROXIMATE STREAM

816.00' S77°13'14"W

S27°08'20"E
68.72'

C4

S7°48'20"E
58.27'

S3°51'59"E
133.59'

72.35'

ROD /F

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
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COMMONWEALTH OF VIRGINIA
JOSEPH C. MEDLEY
Lic. No. 3385
02/02/24
LAND SURVEYOR

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REVISION DESCRIPTION	DATE
COUNTY COMMENTS FSP & WPO	10/12/2022
COUNTY COMMENTS FSP & WPO	06/02/2023
COUNTY COMMENTS FSP & WPO	10/30/2023
DD PROGRESS SET	01/31/2024
COUNTY COMMENTS FSP & WPO	02/02/2024

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. C1.4

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MATCHLINE SHEET C1.3

ZONE AE

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

EDGE CREEK

ZONE X

ZONE AE

"FLOODWAY" ZONE AE

0.2% ANNUAL CHANCE FLOOD LINE

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

WATER PROTECTION ORDINANCE 100' STREAM BUFFER

N66°13'33"W 354.46'

N54°44'09"E 354.34'

ALBEMARLE COUNTY GIS PRESERVED STEEP SLOPES OVERLAY DISTRICT (TYP)

IRF

ROD /F

410

405

415

420

395

400

TMP 61-168
CHARLOTTESVILLE
, PG. 523

FLOODWAY

TMP 61A-03-B1
COUNTY OF ALBEMARLE
DB. 864, PG. 350
(DEDICATED AS R/W FOR FUTURE MEADOW CREEK PARKWAY)

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

N56°13'33"W 28.85'

IRF

N29°31'25"E 159.54'

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

IRF

S75°25'22"W 166.42'

MHS
TOP=405.55'
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

S53°55'51"W 120.00'

S58°33'34"E 32.00'

SAN CO
ELEV. = 402.42' (TOP)

N31°26'26"E 54.00'

S31°26'26"W 54.00'

S66°54'14"W 23.26'

S58°33'34"E 75.00'

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

22.00'

PHASE THREE THE VILLAGE SQUARE

LOT 18
LOT 19
LOT 20

75.00'

BUILDING

N31°26'26"E 22.00'

S31°26'26"W 54.00'

S72°56'11"E 61.74'

EX. VAR. WIDTH UTILITY EASEMENT DB. 1866, PG. 380 (RAT) DB. 1866, PG. 380 (ACSA SANITARY SEWER ESMT.)

STONE WALL (AVG 1.0')

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

WOOD RETAINING WALL

C/L EARTHEN PATH

S58°33'34"E 75.00'

MATCHLINE SHEET C1.6

SCALE 1"=25'
0 25' 50'

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

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

COMMONWEALTH OF VIRGINIA
JOSEPH C. MEDLEY
Lic. No.3385
02/02/24
LAND SURVEYOR

THIS DRAWING PREPARED AT THE
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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO
10/13/2023	COUNTY COMMENTS FSP & WPO
11/30/2023	DOMINION ASSIST
02/02/2024	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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S:\1ID\46883-Wetsel_Property\DWG\Sheet\C3\46883-103-C1 (I-TOPO.dwg | Plotted on 2/2/2024 2:11 PM | by Connor Rothermel

LEGEND

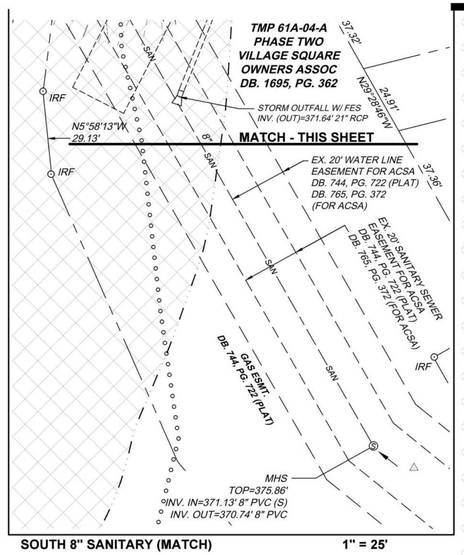
- SMH — STORM MANHOLE
- EM — ELECTRIC METER
- CO — SANITARY CLEANOUT
- SMH — SANITARY MANHOLE
- DB. — DEED BOOK
- PG. — PAGE
- IRF — IRON ROD FOUND
- IPF — IRON PIPE FOUND
- TREE LINE
- FEMA FLOOD ZONE DELINEATION

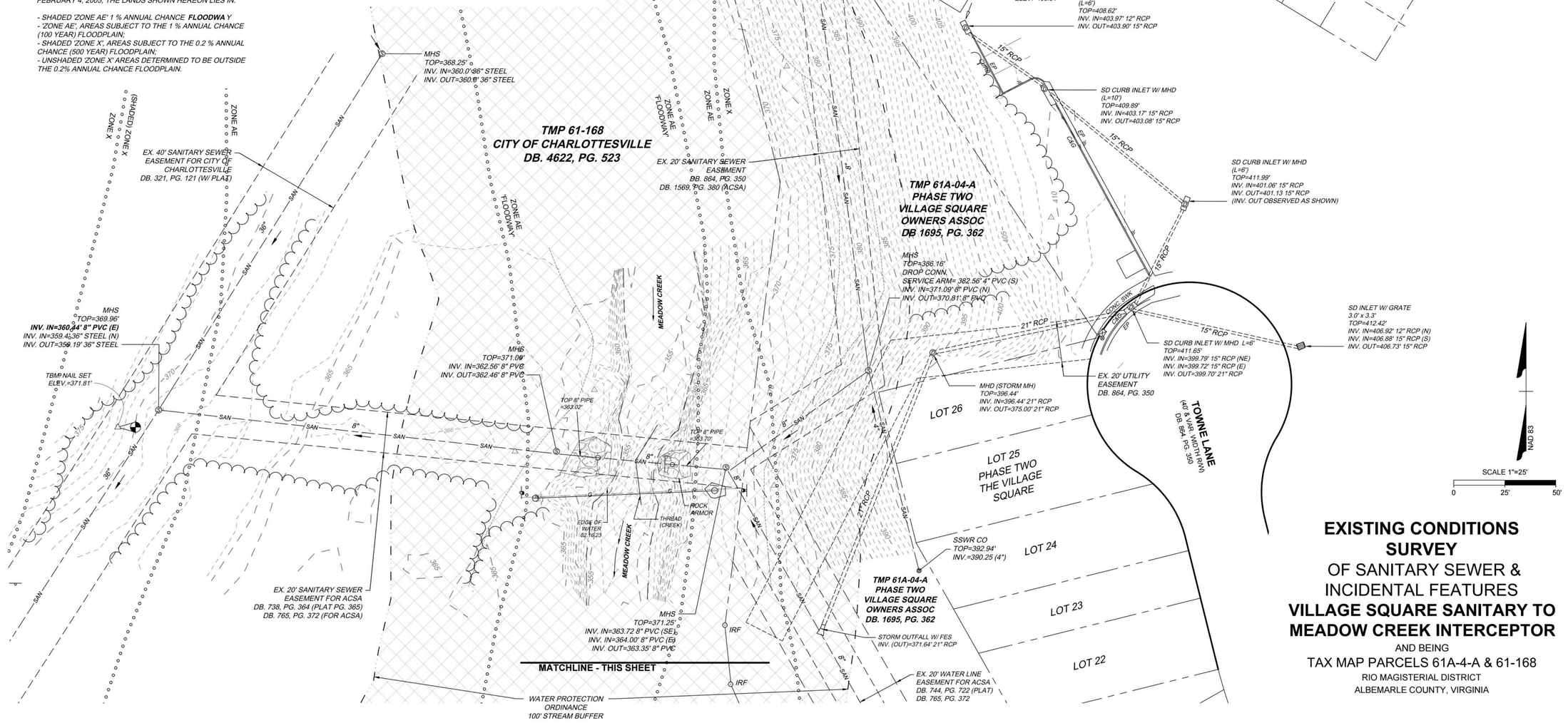
THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF JOSEPH C. MEDLEY FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON THE FOLLOWING DATES: AUGUST 4 - 5, 2022, FEBRUARY 16, 2023, AND MARCH 27 & 31, 2023. THIS BASE-MAP AND DIGITAL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





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
02/02/24
LAND SURVEYOR

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10/31/2022	COUNTY COMMENTS FSP & WPO
10/13/2023	COUNTY COMMENTS FSP & WPO
11/30/2023	DD PROGRESS SET
02/02/2024	COUNTY COMMENTS FSP & WPO

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

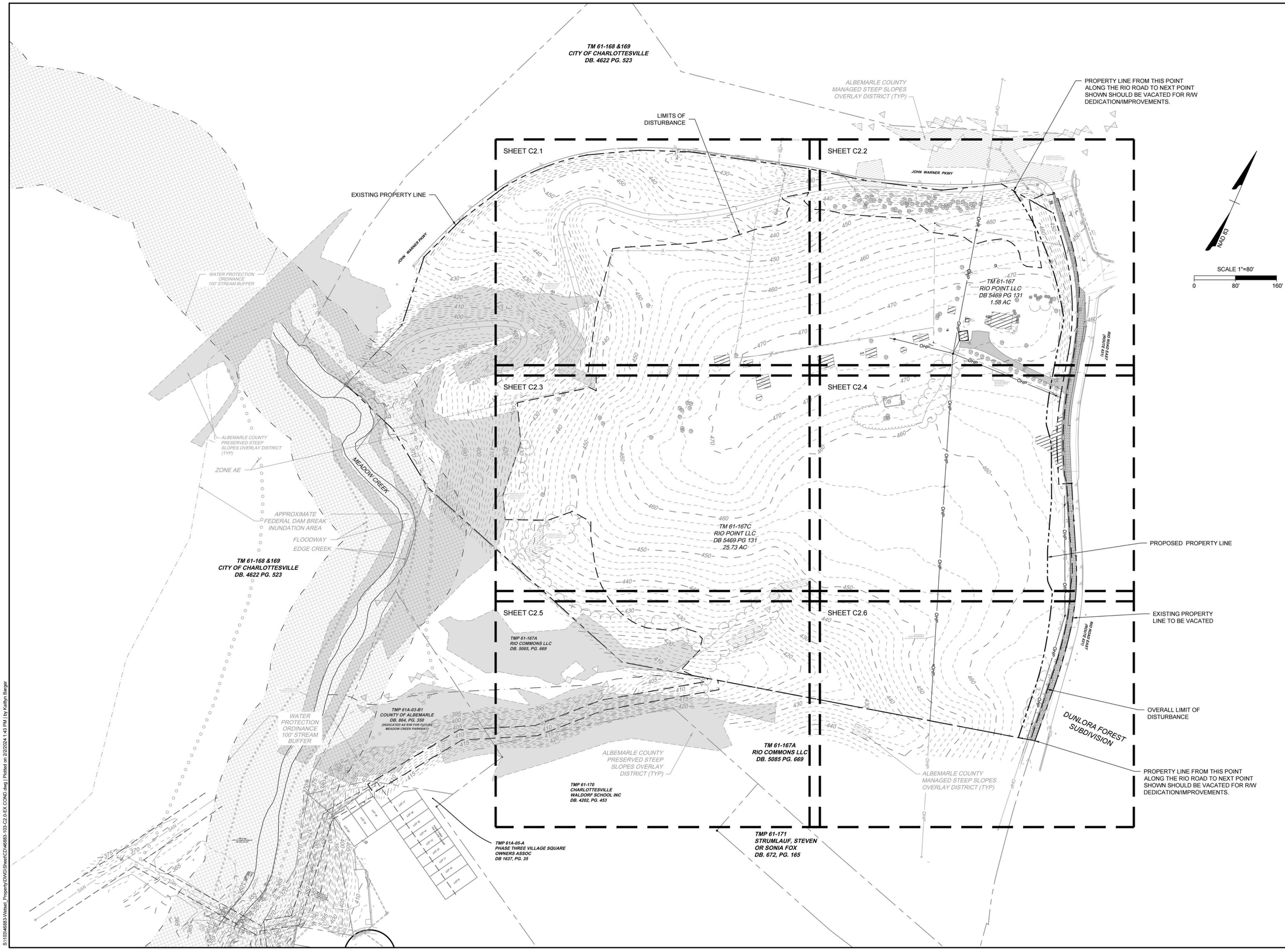
TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
TOPOGRAPHIC SURVEY

JOB NO. 46883
SHEET NO. C1.6

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S:\103\46883-Wetsel_Property\CIVIL\Sheet\C3D\46883-103-C2.0-EX.COND.dwg | Plotted on 2/2/2024 1:43 PM | by Kaitlyn Barger

C. CAMPBELL BOLTON
Lic. No. 51495
02/02/24

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10/12/2022	COUNTY COMMENTS FSP & WPO
06/13/2023	COUNTY COMMENTS FSP & WPO
10/13/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

DATE: 02/07/2022
DRAWN BY: R. VAN NIEKERK
DESIGNED BY: C. BOLTON
CHECKED BY: C. BOLTON
SCALE: 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
- PRESERVED STEEP SLOPES

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
N61° 15' 21"E
103.46
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
PERM. DRAIN EASEMENT D.B. 4622, PGS. 523-537
SD INLET W/GRATE
TOP=425.46'
INV.OUT=422.98' 15"RCP
BEGIN PERM. TRAIL EASEMENT D.B. 4622, PGS. 523-537
C1
PAVED WALK
FLARED END SECTION
INV.IN=430.53' 15"RCP
PERM. PARK EASEMENT D.B. 4622, PGS.523-537
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. CAMPBELL BOLTON
Lic. No. 51495
PROFESSIONAL ENGINEER
02/02/24

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10/13/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

DATE: 02/07/2022
DRAWN BY: R. VAN NIEKERK
DESIGNED BY: C. BOLTON
CHECKED BY: C. BOLTON
SCALE: 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
- PRESERVED STEEP SLOPES

JOHN WARNER PKWY

MATCHLINE SEE SHEET C2.1

MATCHLINE SEE SHEET C2.4

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

N78° 17' 03"E 198.83

N73° 47' 37"E 153.29

N60° 27' 16"E 116.81

PAVED WALK

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

PERM. PARK EASEMENT D.B. 4622, PG. 537

15" 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

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

(4) 1-3" BRAD PEARS

(4) 3-5" BRAD PEARS

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

24" RCP

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

SIG POST

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

REMOVE GRATED INLET

CURB & GUTTER

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

REMOVE POWER POLE

LIMITS OF DISTURBANCE

ROD /F

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

PROPERTY LINE TO BE VACATED

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.

4" BRAD PEAR

TEMP. SLOPE EASEMENT SEE VDOT PLAN

24" MAGNOLIA

REMOVE BIRDHOUSE

REMOVE SANITARY CLEANOUT AND ASSOCIATED PIPING

SHRUBS

10" WALNUT

48" MAPLE

24" CEDAR

24" HOLLY

MILL AND OVERLAY

REMOVE STRUCTURES & HARDSCAPE WITHIN LOD

18" DEC

18" DEC

15" HOLLY

REMOVE WELL HOUSE

REMOVE 1-1/2 STORY STUCCO

REMOVE HEDGE

UTILITY EASEMENT

SAWCUT AND REMOVE EXISTING PAVEMENT FOR THE CONSTRUCTION LIMITS OF DISTURBANCE AS-1; SCOPE TO BE COMPLETED WITH VDOT INTERSECTION PROJECT.

REMOVE FENCE

REMOVE POWER POLE

24" HOLLY

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

REMOVE PAVEMENT

36" MAPLE

REMOVE SILO

38" DEC

12" DEC

(14)10"-18" DECIDUOUS TREES

15" CEDAR

18" DEC

(14)10"-18" DECIDUOUS TREES

MAIL BOX

RIO ROAD EAST (ROUTE 631)

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COMMONWEALTH OF VIRGINIA
C. CAMPBELL BOLTON
Lic. No. 51495
PROFESSIONAL ENGINEER
02/02/24

DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS ISP
10/12/2022	COUNTY COMMENTS FSP & WPO
06/13/2023	COUNTY COMMENTS FSP & WPO
10/13/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

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

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

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

36" WHITE OAK

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)

36" BLACK OAK

36" BLACK OAK

ALBEMARLE COUNTY PRESERVED STEEP SLOPES OVERLAY DISTRICT (TYP)

ALBEMARLE COUNTY MANAGED STEEP SLOPES OVERLAY DISTRICT (TYP)

LIMITS OF DISTURBANCE

N71° 35' 30"W 507.35

MATCHLINE SEE SHEET C2.5

MATCHLINE SEE SHEET C2.4

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

LEGENDS:

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

COMMONWEALTH OF VIRGINIA
C. CAMPBELL BOLTON
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10/12/2022	COUNTY COMMENTS FSP & WPO
06/13/2023	COUNTY COMMENTS FSP & WPO
10/13/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

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

LIMITS OF DISTURBANCE

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)

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

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

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.

MATCHLINE SHEET C2.3

MATCHLINE SHEET C2.6

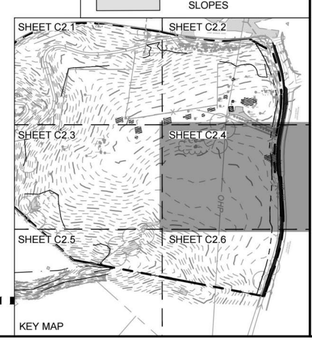
NAD 83

SCALE 1"=20'

0 20' 40'

LEGENDS:

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



KEY MAP

COMMONWEALTH OF VIRGINIA
R. CAMPBELL BOLTON
Lic. No. 51495
02/02/24
PROFESSIONAL ENGINEER

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REVISION DESCRIPTION	DATE
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COUNTY COMMENTS FSP & WPO	10/12/2022
COUNTY COMMENTS FSP & WPO	06/13/2023
COUNTY COMMENTS FSP & WPO	10/13/2023
COUNTY COMMENTS FSP & WPO	02/02/2024

DATE 02/07/2022

DRAWN BY R. VAN NIEKERK

DESIGNED BY C. BOLTON

CHECKED BY C. BOLTON

SCALE 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

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

LIMITS OF DISTURBANCE

REMOVE TREES WITHIN LOD

REMOVE PORTION OF EXISTING FENCE

ROD/F

APPROXIMATE STREAM

N54°44'09"E
354.34'

LIMITS OF DISTURBANCE

N4°33'W

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

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

ALBEMARLE COUNTY
PRESERVED STEEP
SLOPES OVERLAY
DISTRICT (TYP)

MATCHLINE SHEET C2.6

LEGENDS:

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

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
R. Campbell Bolton
R. CAMPBELL BOLTON
Lic. No. 51495
02/02/24
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

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DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS ISP
10/12/2022	COUNTY COMMENTS FSP & WPO
06/13/2023	COUNTY COMMENTS FSP & WPO
09/12/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. BOLTON

SCALE
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

816.00' S77°13'14"W

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

RIO ROAD EAST (ROUTE 631)

EXCEPTION 6; ELECTRIC EASEMENT DB. 292 PG. 336 (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.

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

LIMITS OF DISTURBANCE

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)

ALBEMARLE COUNTY MANAGED STEEP SLOPES OVERLAY DISTRICT (TYP)

ROD /E

LEGENDS:

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

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

KEY MAP

NAD 83

SCALE 1"=20'

0 20' 40'

S:\103\46883-Vinteal_Property\DWG\Sheet\CD\46883-103-C2.0-EX.COND.dwg | Plotted on 2/2/2024 1:43 PM | by Kaitlyn Barger

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02/02/2024	COUNTY COMMENTS FSP & WPO

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
DEMOLITION PLAN

JOB NO. 46883
SHEET NO. C2.6

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SCALE 1"=80'

0 80' 160'

NAD 83

SHEET C4.1

SHEET C4.2

SHEET C4.3

SHEET C4.4

SHEET C4.5

SHEET C4.6

JOHN WARNER PKWY

MEADOW CREEK

PROPOSED STORMWATER MANAGEMENT FACILITY LEVEL 2 BIORETENTION (2A)

PROPOSED STORMWATER MANAGEMENT FACILITY LEVEL 2 BIORETENTION (1A)

PROPOSED STORMWATER MANAGEMENT FACILITY LEVEL 1 WET POND

BUILDING 100 TYPE E3 3/4 STORY

BUILDING 200 TYPE C5 3/4 STORY

BUILDING 300 TYPE A2 3/4 STORY

BUILDING 400 TYPE B3 3/4 STORY

BUILDING 500 TYPE A 3 STORY

BUILDING 600 TYPE B2 3 STORY

BUILDING 700 TYPE B2 3 STORY

BUILDING 800 TYPE A3 2/3 STORY

BUILDING 900

POOL

LEASING/CLUB/ FITNESS

490 PARKING SPACES

RECREATIONAL FIELD

DOG PARK

TRAILHEAD

15 PARKING SPACES

GEO GRID

RIO ROAD EAST (ROUTE 631)

LEGENDS:

- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- SHARED USE PATH
- UNDERCUT WITH GEOGRID
- UNDERCUT WITHOUT GEOGRID
- HEAVY DUTY CONCRETE
- MILL & OVERLAY

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COUNTY COMMENTS FSP & WPO	02/02/2024

DATE 02/07/2022

DRAWN BY R. VAN NIEKERK

DESIGNED BY C. BOLTON

CHECKED BY C. BOLTON

SCALE 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"

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GENERAL NOTES:

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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.
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.
7. SEGMENTAL RETAINING WALLS ARE BEING DESIGNED AS PART OF THE SITE PLAN PACKAGE. REFER TO ACCOMPANYING "ANCHOR DIAMOND PRO SEGMENTAL RETAINING WALL DESIGN; RIO POINT - ALBEMARLE COUNTY, VIRGINIA; PROJECT NO. RW-3024" PACKAGE BY CIRCEO ENGINEERING, PC FOR ALL DETAILS. SEGMENTAL BLOCKS ARE PROPOSED TO BE STRAIGHT FACE IN THE JAMES RIVER COLOR. CAST IN PLACE WALLS ARE BEING DESIGNED WITH THE BUILDINGS, AS THEY ARE EXTENSIONS OF THE BUILDING WALLS. REFER TO BUILDING PERMIT PACKAGE FOR DESIGN OF CONCRETE WALLS.

SCALE 1"=20'
0 20' 40'

LEGENDS:

- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- SHARED USE PATH
- UNDERCUT WITH GEOGRID
- UNDERCUT WITHOUT GEOGRID
- HEAVY DUTY CONCRETE
- MILL & OVERLAY

KEY MAP: SHEET C4.1, SHEET C4.2, SHEET C4.3, SHEET C4.4, SHEET C4.5, SHEET C4.6

N61° 15' 21"E 103.46
ROD /F
ROD /F
20' MIN. SETBACK FROM EXISTING PROPERTY LINE
BEGIN PERM. TRAIL EASEMENT D.B. 4622, PGS. 523-537
NAD 83
PAVED WALK
PERM. PARK EASEMENT DB. 4622, PGS.523-537
50' LANDSCAPE BUFFER(TYP.)
5'
PAD FOR HVAC UNITS (TYP)
CIP
BUILDING 100
TYPE E3
3/4 STORY
CONCRETE STAIRS WITH HANDRAILS IN CHEEKWALL (TYP)
6' CONCRETE SIDEWALK (TYP)
SEGMENTAL BLOCK
RETAINING WALL #1; SEE NOTE #7
GR-2 GUARDRAIL
PEDESTRIAN RAILING ON TOP OF RETAINING WALL
CG-6
CG-2
CG-12 (TYP)
18' (TYP)
R4' (TYP)
WHEELSTOP (TYP)
1, TYP
4, TYP
5, TYP
9' - 9'
60'
R2.5'
R10'
R10'
9' (TYP)
18' (TYP)
ALICE LANE
26' PRIVATE ACCESS
62'
CONCRETE STAIRS (17 RISERS) WITH HANDRAILS (TYP). SEE STRUCTURAL PLANS FOR DETAILS
RETAINING WALL #2B; SEE NOTE #7
SEGMENTAL BLOCK
GR-2 GUARDRAIL
RETAINING WALL #2A; SEE NOTE #7
PEDESTRIAN RAILING ON TOP OF RETAINING WALL
2, TYP
R12'
R12'
MATCHLINE SHEET C4.2
TYPE A
3 STORY
BUILDING 500
10' (TYP)
6' CONCRETE SIDEWALK (TYP)
MATCHLINE SHEET C4.3

COMMONWEALTH OF VIRGINIA
C. CAMPBELL BOLTON
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DESIGNED BY: C. BOLTON
CHECKED BY: C. BOLTON
SCALE: 1" = 20'

RIO POINT
COUNTY OF ALBEMARLE, VA
LAYOUT PLAN

JOB NO. 46883
SHEET NO. C4.1

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STRIPING LEGEND

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9. DOTTED WHITE LINE MARKING; 4" WIDTH, 2' LENGTH, 4' GAPS
10. PAVEMENT MARKING ARROW; AS SHOWN ON PLANS

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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"

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SCALE 1"=20'
0 20' 40'

NAD 83

KEY MAP
SHEET C4.1 SHEET C4.2 SHEET C4.3 SHEET C4.4 SHEET C4.5 SHEET C4.6

LEGENDS:
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- SHARED USE PATH
- UNDERCUT WITH GEOGRID
- UNDERCUT WITHOUT GEOGRID
- HEAVY DUTY CONCRETE
- MILL & OVERLAY

LIMITED ACCESS & RW LINE D.B. 4622, PGS. 523-537
N78° 17' 03"E 108.83
N73° 47' 37"E 153.29
PAVED WALK
PERM. DRAIN, TRAIL AND TEMP. SLOPE EASEMENT D.B. 4622, PGS.523-537
PERM. PARK EASEMENT D.B. 4622, PGS.523-537
20' MIN. SETBACK FROM EXISTING PROPERTY LINE
50' LANDSCAPE BUFFER
34.5'
17.63'
PROPOSED STORMWATER MANAGEMENT FACILITY LEVEL 2 BIORETENTION (2A)
16.01'
179.32'
MATCHLINE SEE SHEET C4.1
5.01' (TYP)
PAD FOR HVAC UNITS (TYP)
RETAINING WALL #3B; SEE NOTE #7
RETAINING WALL #3; SEE NOTE #7
SEGMENTAL BLOCK
CIP
PEDESTRIAN RAILING ON TOP OF RETAINING WALL
RETAINING WALL #3A; SEE NOTE #7
BUILDING 200
TYPE C5
3/4 STORY
CONCRETE STAIRS WITH HANDRAILS IN CHEEKWALL (TYP)
10' (TYP)
6' CONCRETE SIDEWALK (TYP)
CG-12 (TYP)
CG-6
WHEELSTOP (TYP)
9' (TYP)
R4' (TYP)
18' (TYP)
1, TYP
5, TYP
ALICE LANE
26' PRIVATE ACCESS
CG-2
R12'
REFER TO L SERIES SHEETS FOR ADDITIONAL DETAILS RELATING TO THE POOL AREA
POOL
62'
COLE RIDGE CROSSING PRIVATE ROAD 26'
74.52'
MAILBOXES; REFER TO ARCHITECTURAL PLANS
BUILDING 900
MATCHLINE SEE SHEET C4.4
30' LANDSCAPE BUFFER(TYP.)
TRAILHEAD PARK DEDICATED FOR PUBLIC USE. SEE NOTE 1
REFER TO L SERIES SHEETS FOR ADDITIONAL DETAILS RELATING TO THE TRAILHEAD
TRAILHEAD
TEMP. SLOPE EASEMENT SEE VDOT PLAN
12 PARKING SPACES
4, TYP
CG-12
5, TYP
24'
CONNECT SHARED USE PATH TO EXISTING SHARE USE PATH
TIE TO EX. CURB
SIGN
S84° 10' 19"E 115.28
PROPOSED 10' CLASS A - TYPE 2 SHARED USE PATH
S34° 10' 19"E 70.24
CURB & GUTTER
CG-7
R/W TO BE DEDICATED FOR PUBLIC USE 0.86 AC
EXISTING PROPERTY LINE TO BE VACATED
R100'
MILL & OVERLAY PER VDOT WP-2
UTILITY EASEMENT
PROPOSED 10' CLASS A - TYPE 2 SHARED USE PATH
PROPOSED PROPERTY LINE
5' MINIMUM SETBACK
MEDIAN TO TIE-IN TO MEDIAN PROPOSED WITH VDOT INTERSECTION PROJECT
100' TAPER LENGTH
REFER TO SHEET C10.2 FOR ADDITIONAL DIMENSION AND SECTIONS FOR WORK WITHIN RIO RD.
VDOT MS-1 WITH CG-3 (HEIGHT OF 4"); TO BE INSTALLED WITH VDOT INTERSECTION PROJECT

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SCALE 1" = 20'

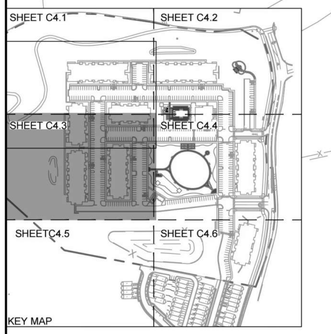
TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LAYOUT PLAN

JOB NO. 46883
SHEET NO. C4.2

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LEGENDS:

- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- SHARED USE PATH
- UNDERCUT WITH GEOGRID
- UNDERCUT WITHOUT GEOGRID
- HEAVY DUTY CONCRETE
- MILL & OVERLAY

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

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STRIPING LEGEND

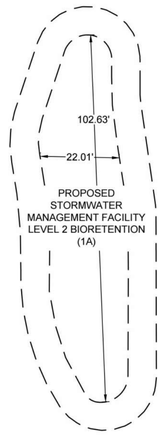
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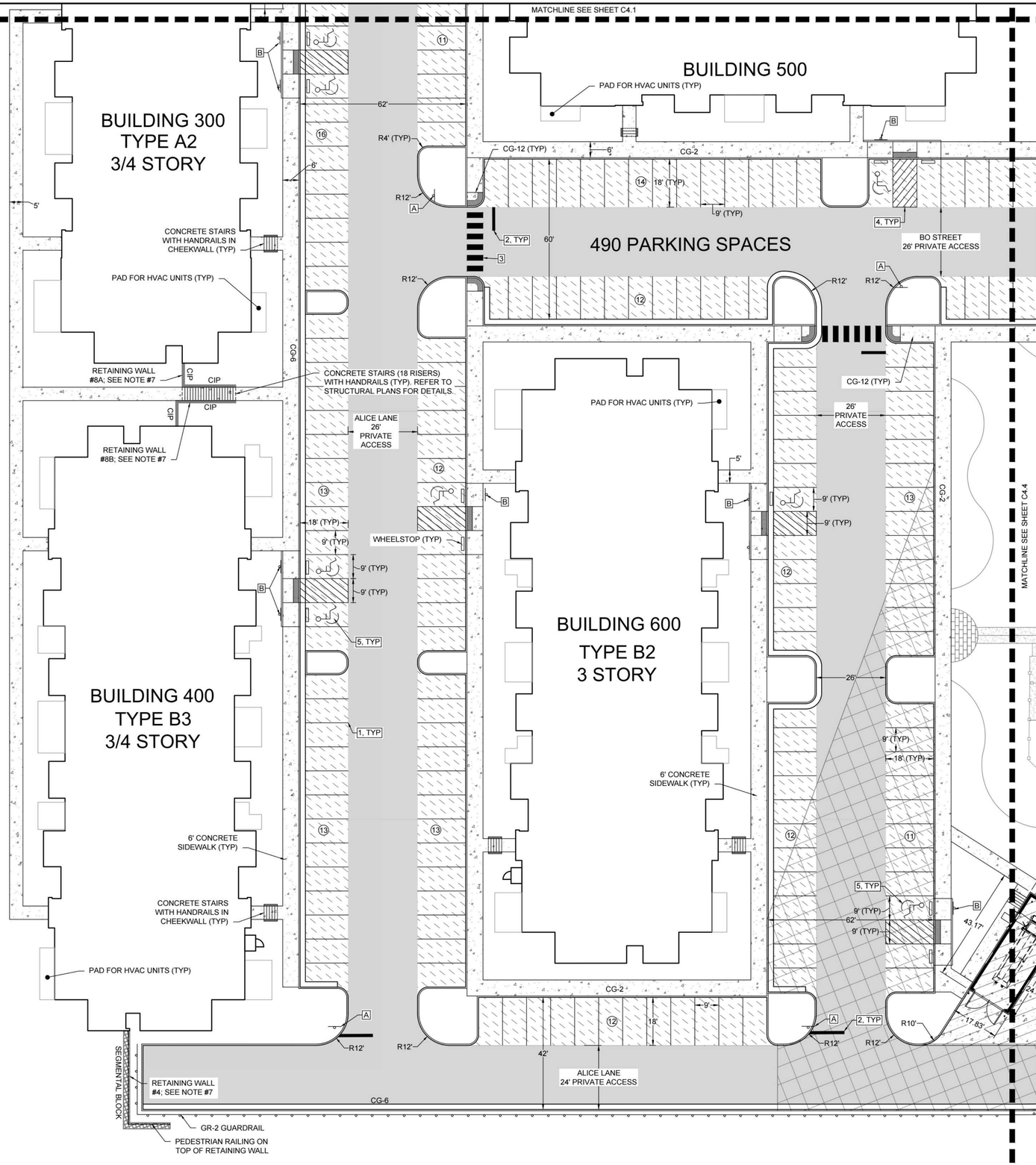
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4. NO PARKING: WHITE GORE MARKINGS; 4" WIDTH, 36" ON CENTER, 45° ANGLE
5. WHEELCHAIR SYMBOL: WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY; 36"x41", 4" STROKE WIDTH.
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8. SINGLE WHITE LINE MARKING; 4" 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"

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COMMONWEALTH OF VIRGINIA
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02/02/24

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DESIGNED BY C. BOLTON
CHECKED BY C. BOLTON
SCALE 1" = 20'

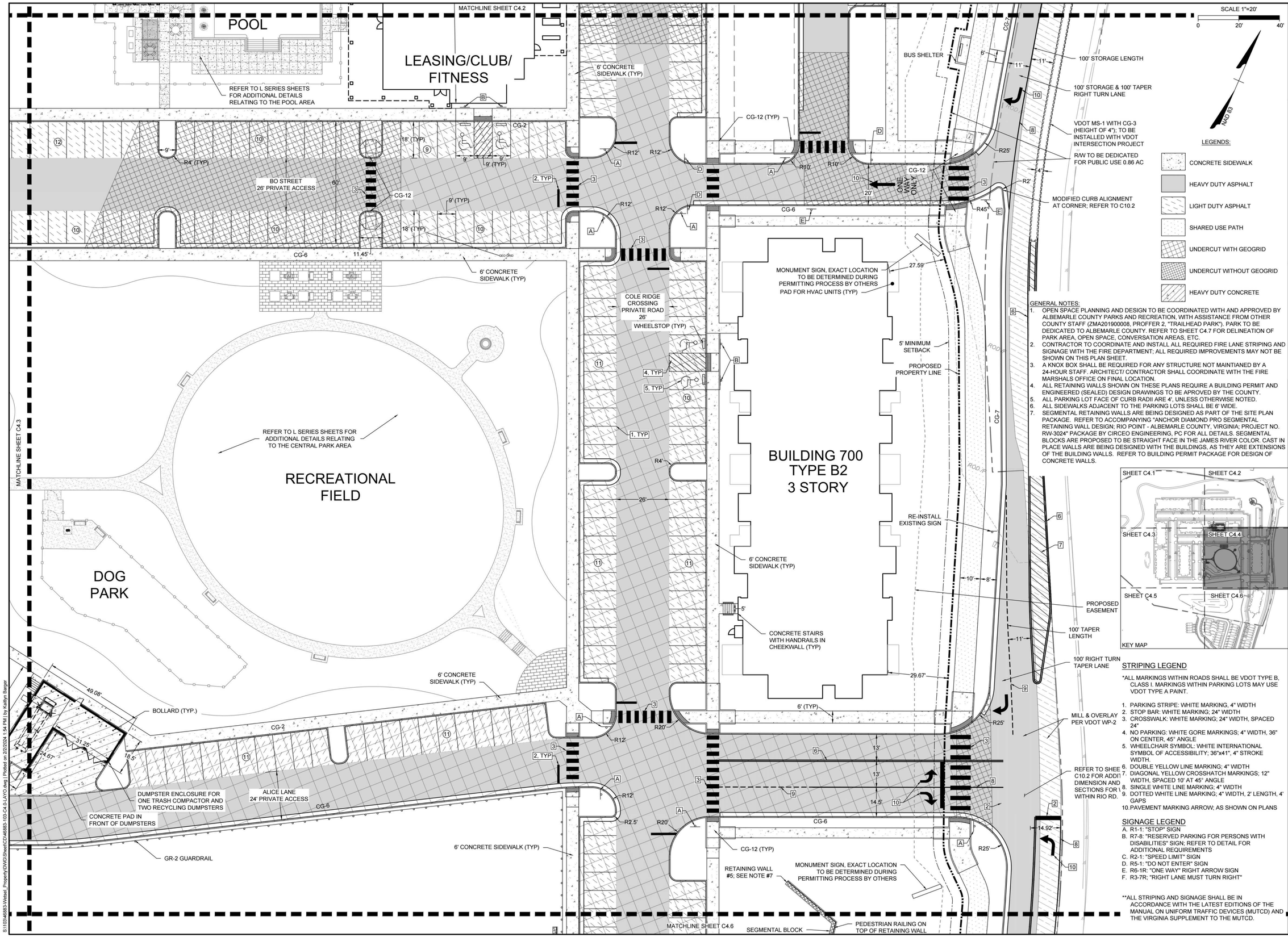
TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LAYOUT PLAN

JOB NO. 46883
SHEET NO. C4.3

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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.
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.
7. SEGMENTAL RETAINING WALLS ARE BEING DESIGNED AS PART OF THE SITE PLAN PACKAGE. REFER TO ACCOMPANYING "ANCHOR DIAMOND PRO SEGMENTAL RETAINING WALL DESIGN; RIO POINT - ALBEMARLE COUNTY, VIRGINIA; PROJECT NO. RW-3024" PACKAGE BY CIRCEO ENGINEERING, PC FOR ALL DETAILS. SEGMENTAL BLOCKS ARE PROPOSED TO BE STRAIGHT FACE IN THE JAMES RIVER COLOR. CAST IN PLACE WALLS ARE BEING DESIGNED WITH THE BUILDINGS, AS THEY ARE EXTENSIONS OF THE BUILDING WALLS. REFER TO BUILDING PERMIT PACKAGE FOR DESIGN OF CONCRETE WALLS.

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COMMONWEALTH OF VIRGINIA
C. Campbell Bolton
C. CAMPBELL BOLTON
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PROFESSIONAL ENGINEER
02/02/24

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LAYOUT PLAN

JOB NO. 46883
SHEET NO. C4.4

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MATCHLINE SHEET C4.3

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

20' MIN. SETBACK FROM EXISTING PROPERTY LINE

5' MIN. SETBACK FROM EXISTING PROPERTY LINE

ROD /F

APPROXIMATE STREAM

6" CHAIN LINK FENCE AROUND WET POND

PROPOSED SWM WET POND

18'

GATE TO ACCESS WET POND

N54°44'09"E
354.34'

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

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

MATCHLINE SHEET C4.6

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

GENERAL NOTES:

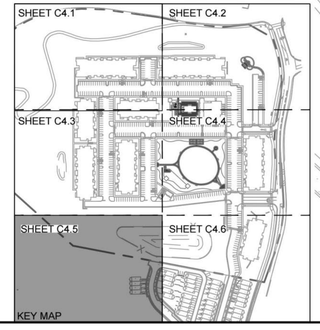
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SCALE 1"=20'
0 20' 40'

NAD 83

LEGENDS:

- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- SHARED USE PATH
- UNDERCUT WITH GEOGRID
- UNDERCUT WITHOUT GEOGRID
- HEAVY DUTY CONCRETE
- MILL & OVERLAY



COMMONWEALTH OF VIRGINIA
R. CAMPBELL BOLTON
Lic. No. 51495
02/02/24
PROFESSIONAL ENGINEER

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LAYOUT PLAN

JOB NO. 46883
SHEET NO. C4.5

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MATCHLINE SHEET C4.4

MATCHLINE SHEET C4.5

6" CHAIN LINK FENCE AROUND WET POND

PROPOSED STORMWATER MANAGEMENT FACILITY LEVEL 1 WET POND

197'

29'

816.00'

S77°13'14"W

5' MIN. SETBACK FROM EXISTING PROPERTY LINE

RETAINING WALL #7; SEE NOTE #7

SEGMENTAL BLOCK

62'

9' (TYP)

18' (TYP)

11

PEDESTRIAN RAILING ON TOP OF RETAINING WALL

R4' (TYP)

3

4, TYP

5, TYP

1, TYP

19

B

GR-2 GUARDRAIL

6' CONCRETE SIDEWALK (TYP)

R126'

COLE RIDGE CROSSING PRIVATE ROAD 26'

7

26'

12 LF OF CG-7 AT SWM ACCESS

R75'

24'

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

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

SEGMENTAL BLOCK

PEDESTRIAN RAILING ON TOP OF RETAINING WALL

WHEELSTOP (TYP)

BUILDING 800
TYPE A3
2/3 STORY

5' MIN. SETBACK FROM PROPOSED PROPERTY LINE

21.52'

PROPOSED PROPERTY LINE

CONCRETE STAIRS WITH HANDRAILS IN CHEEKWALL (TYP)

PAD FOR HVAC UNITS (TYP)

24.51'

SEGMENTAL BLOCK

PEDESTRIAN RAILING ON TOP OF RETAINING WALL

RETAINING WALL #6; SEE NOTE #7

CG-7

C4

6

8

REFER TO SHEET C10.2 FOR ADDITIONAL DIMENSION AND SECTIONS FOR WORK WITHIN RIO RD.

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

C

13'

11'

RIO ROAD EAST (ROUTE 631)

9

MILL & OVERLAY PER VDOT WP-2

6

PROPOSED 10' CLASS A - TYPE 2 SHARED USE PATH

10'

8'

EXISTING PROPERTY LINE TO BE VACATED

R/W TO BE DEDICATED FOR PUBLIC USE 0.86 AC

PROPOSED EASEMENT

CG-7

N42°-59'-59"E

S00°-51'-50"E

SCALE 1"=20'

0 20' 40'

NAD 83

LEGENDS:

- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- SHARED USE PATH
- UNDERCUT WITH GEOGRID
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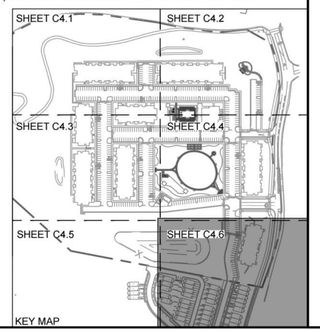
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KEY MAP

C. CAMPBELL BOLTON
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02/02/24
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA

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CHECKED BY C. BOLTON
SCALE 1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LAYOUT PLAN

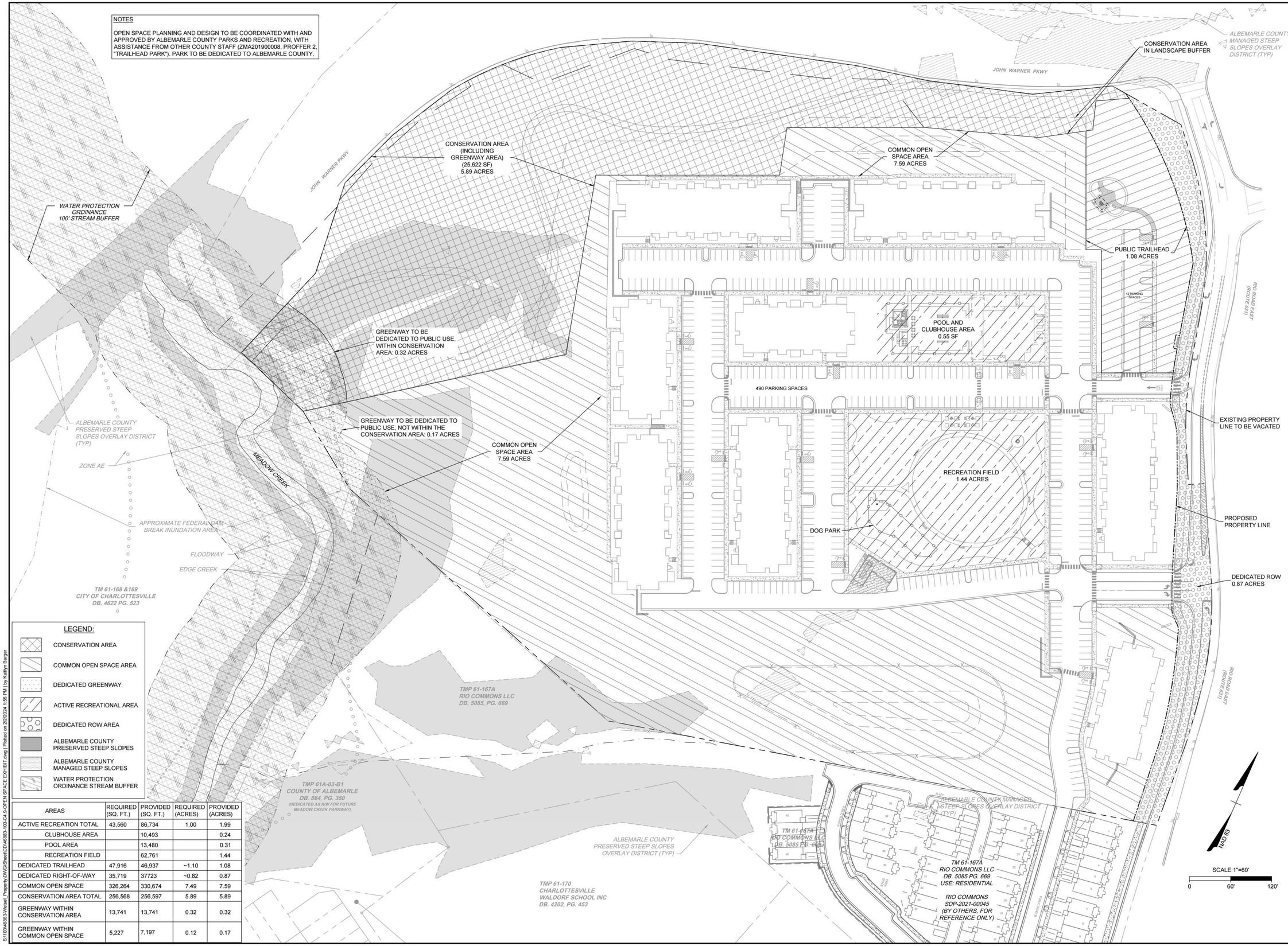
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LEGEND:

- CONSERVATION AREA
- COMMON OPEN SPACE AREA
- DEDICATED GREENWAY
- ACTIVE RECREATIONAL AREA
- DEDICATED ROW AREA
- ALBEMARLE COUNTY PRESERVED STEEP SLOPES
- ALBEMARLE COUNTY MANAGED STEEP SLOPES
- WATER PROTECTION ORDINANCE STREAM BUFFER

AREAS	REQUIRED (SQ. FT.)	PROVIDED (SQ. FT.)	REQUIRED (ACRES)	PROVIDED (ACRES)
ACTIVE RECREATION TOTAL	43,560	86,734	1.00	1.99
CLUBHOUSE AREA		10,493		0.24
POOL AREA		13,480		0.31
RECREATION FIELD		62,761		1.44
DEDICATED TRAILHEAD	47,916	46,937	~1.10	1.08
DEDICATED RIGHT-OF-WAY	35,719	37723	~0.82	0.87
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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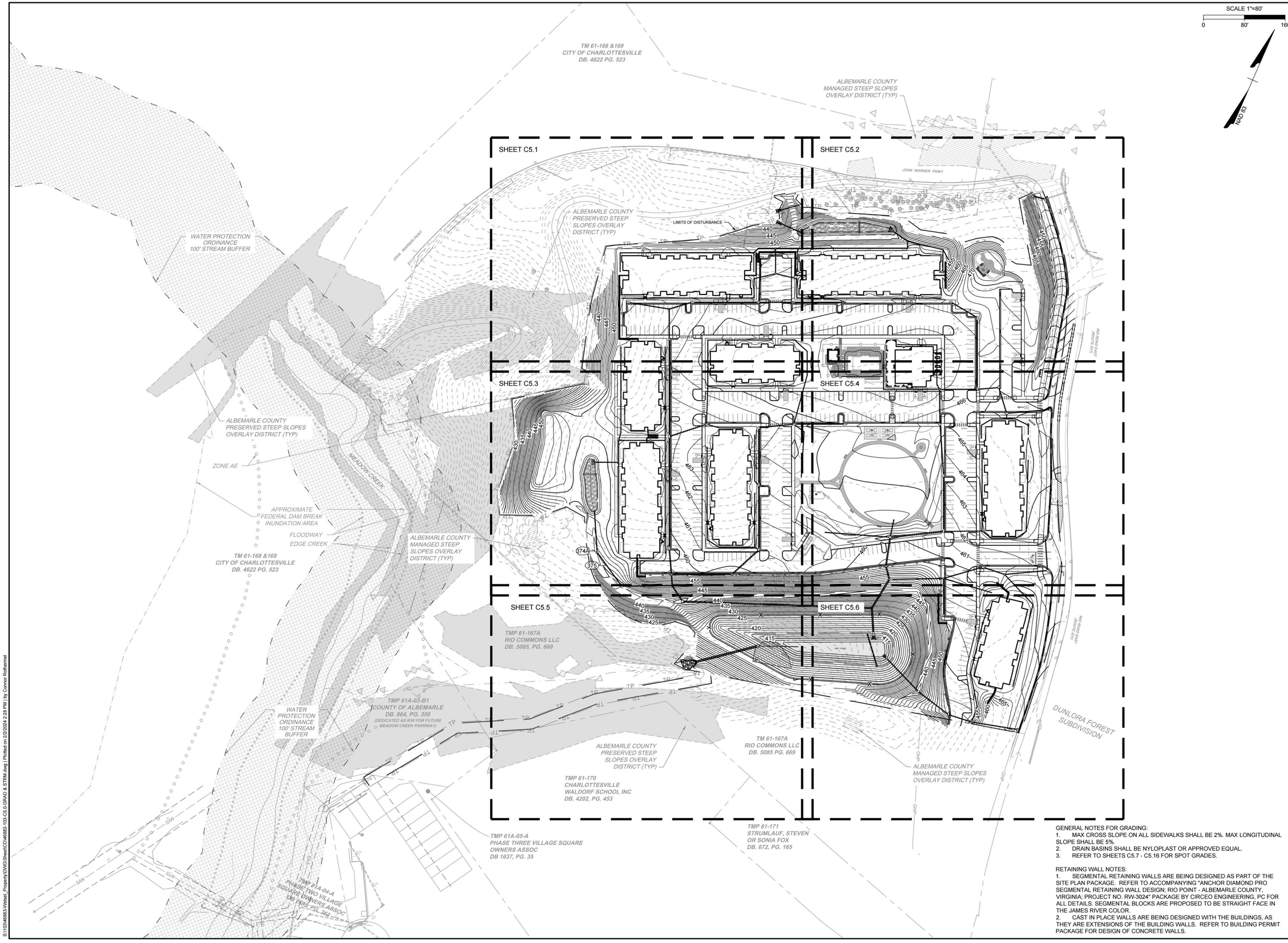
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DESIGNED BY: C. BOLTON
CHECKED BY: C. BOLTON
SCALE: 1" = 60'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
OPEN SPACE PLAN

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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.
3. REFER TO SHEETS C5.7 - C5.16 FOR SPOT GRADES.

RETAINING WALL NOTES:

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COUNTY COMMENTS FSP	05/05/2022
COUNTY COMMENTS FSP & WPO	10/12/2022
COUNTY COMMENTS FSP & WPO	06/13/2023
COUNTY COMMENTS FSP & WPO	10/9/2023
COUNTY COMMENTS FSP & WPO	02/02/2024

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

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.
3. REFER TO SHEETS C5.7 - C5.16 FOR SPOT GRADES.

RETAINING WALL NOTES:
1. SEGMENTAL RETAINING WALLS ARE BEING DESIGNED AS PART OF THE SITE PLAN PACKAGE. REFER TO ACCOMPANYING "ANCHOR DIAMOND PRO SEGMENTAL RETAINING WALL DESIGN; RIO POINT - ALBEMARLE COUNTY, VIRGINIA; PROJECT NO. RW-3024" PACKAGE BY CIRCEO ENGINEERING, PC FOR ALL DETAILS. SEGMENTAL BLOCKS ARE PROPOSED TO BE STRAIGHT FACE IN THE JAMES RIVER COLOR.
2. CAST IN PLACE WALLS ARE BEING DESIGNED WITH THE BUILDINGS, AS THEY ARE EXTENSIONS OF THE BUILDING WALLS. REFER TO BUILDING PERMIT PACKAGE FOR DESIGN OF CONCRETE WALLS.

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

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

TOP=431.00'
INV.IN=422.80'15"RCP
INV.OUT=422.60' 15"RCP
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
ROD IS
ROD IF
PAVED WALK
SWM MAINTENANCE ACCESS ROAD FOR ACCESS TO BIOFILTER 2A
FLARED END SECTION INV.IN=430.53' 15"RCP
PERM. PARK EASEMENT DB. 4622, PGS.523-537
LIMITS OF DISTURBANCE
50' LANDSCAPE BUFFER
3:1 MAX SLOPE
6:1 MAX SLOPE
60"WHITE OAK
30" SNAG
ALBEMARLE COUNTY PRESERVED STEEP SLOPES OVERLAY DISTRICT (TYP)
FFE = 464.65'
FFE = 465.32'
FFE = 466.79'
BUILDING 100
BUILDING 500
RETAINING WALL #1; MAX HEIGHT 10.0'
RETAINING WALL #2A; MAX HEIGHT 10.0'
RETAINING WALL #2B; MAX HEIGHT 10.0'
3:1 MAX SLOPE
MATCHLINE SHEET C4.3
MATCHLINE SHEET C5.2

COMMONWEALTH OF VIRGINIA
C. CAMPBELL BOLTON
Lic. No. 51495
02/02/24
PROFESSIONAL ENGINEER

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02/02/2024	COUNTY COMMENTS FSP & WPO

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
GRADING & DRAINAGE PLAN

JOB NO. 46883
SHEET NO. C5.1

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SCALE 1"=20'
0 20' 40'

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

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
PAVED WALK
PERM. DRAIN, TRAIL AND TEMP. SLOPE EASEMENT D.B. 4622, PGS.523-537
PERM. PARK EASEMENT TPD B. 4622, PG. 523-537
PUBLIC SWM ACCESS EASEMENT DB__PG__
50' LANDSCAPE BUFFER
LIMITS OF DISTURBANCE
2:1 MAX SLOPE
4" HDPE PERFORATED UNDERDRAIN
SEDIMENT FOREBAY GABION WALL
GRAVEL DIAPHRAGM
BIORETENTION 2A LEVEL 2
REFER TO SHEET C8.8 FOR DETAILS
CLEANOUT
OBSERVATION WELL
CLEANOUT
PUBLIC SWM ACCESS EASEMENT DB__PG__
FFE = 456.15
PUBLIC SWM FACILITY EASEMENT DB__PG__
RETAINING WALL #3B; MAX HEIGHT 4.5'
RETAINING WALL #3; MAX HEIGHT 10.0'
RETAINING WALL #3A; MAX HEIGHT 6.0'
BUILDING 200
FFE = 466.82'
BUILDING 900
POOL
MATCHLINE SEE SHEET C5.3
MATCHLINE SEE SHEET C5.4
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=445.25' INV.IN=432.05' 24"RCP INV.OUT=431.80' 24"RCP
SD INLET W/GRATE TOP=444.03' INV.OUT=432.63' 15"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
SD CURB INLET W/MHD TOP=454.27' INV.IN=449.87' 15"RCP INV.OUT=449.84' 15"RCP
VDOT UD-4 (TYP.)
ALL PATHS WITHIN THE TRAILHEAD PARK ARE TO BE ADA ACCESSIBLE
TEMP. SLOPE EASEMENT SEE VDOT PLAN
UTILITY EASEMENT
30' LANDSCAPE BUFFER
EXISTING 20' WATER LINE EASEMENT
RIO ROAD EAST (ROUTE 631)
CURB & GUTTER
NAD 83

COMMONWEALTH OF VIRGINIA
C. CAMPBELL BOLTON
Lic. No. 51495
02/02/24
PROFESSIONAL ENGINEER

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
GRADING & DRAINAGE PLAN

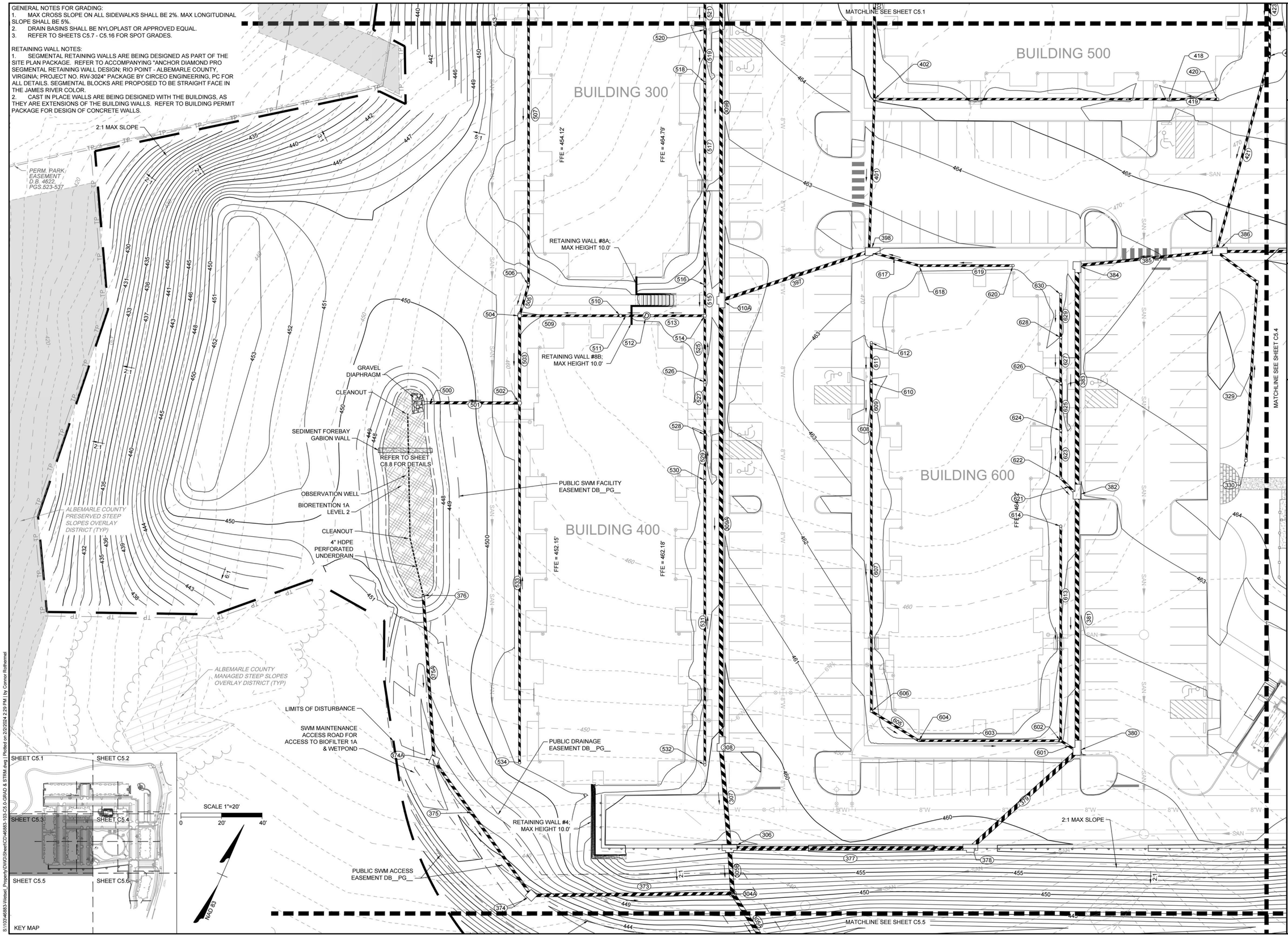
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SHEET NO. C5.2

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2. DRAIN BASINS SHALL BE NYLOPLAST OR APPROVED EQUAL.
3. REFER TO SHEETS C5.7 - C5.16 FOR SPOT GRADES.

RETAINING WALL NOTES:
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COMMONWEALTH OF VIRGINIA
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Lic. No. 51495
02/02/24
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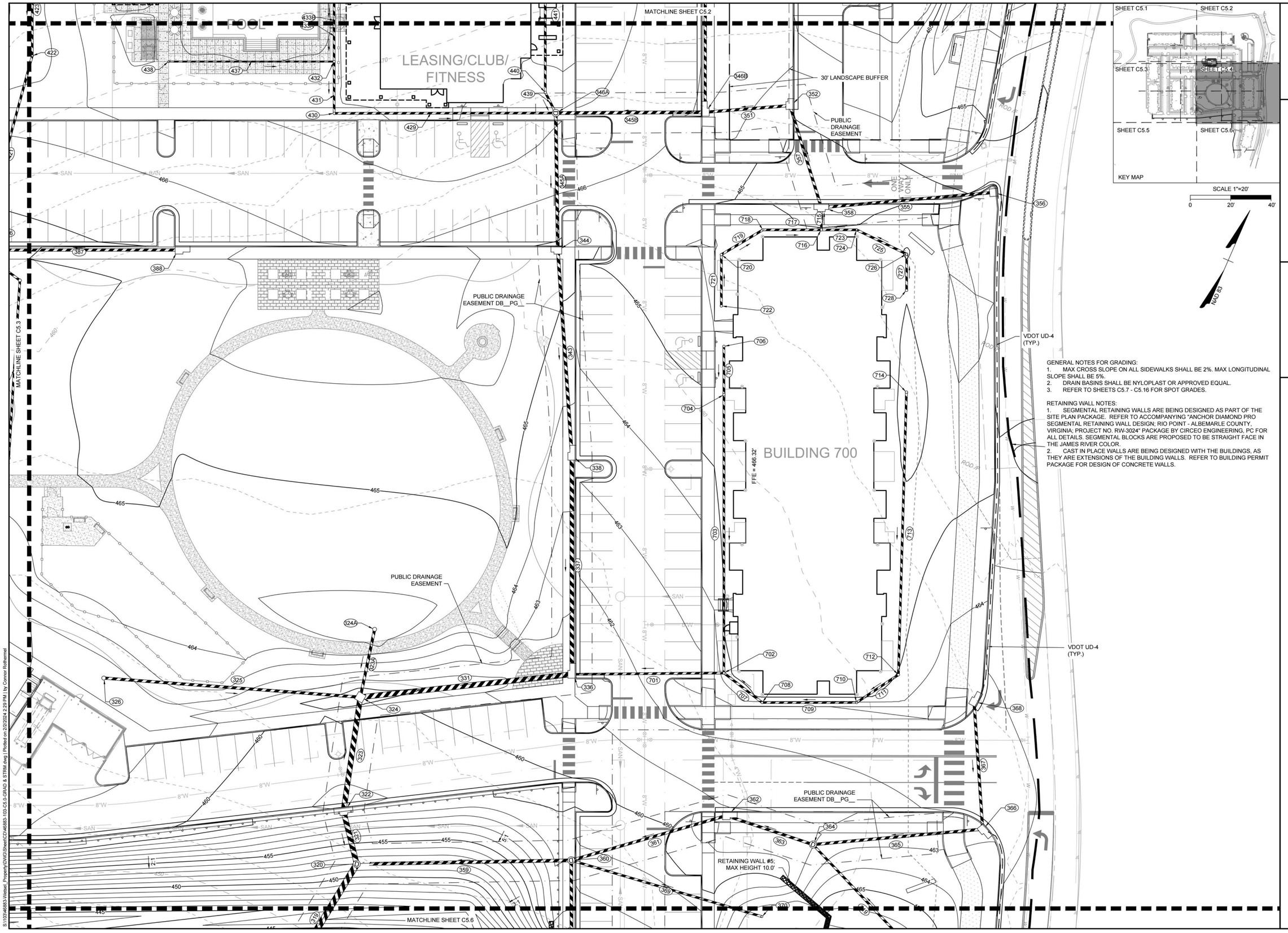
DATE 02/07/2022
DRAWN BY R. VAN NIEKERK
DESIGNED BY C. BOLTON
CHECKED BY C. BOLTON
SCALE 1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
GRADING & DRAINAGE PLAN

JOB NO. 46883
SHEET NO. C5.3

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02/02/2024	COUNTY COMMENTS FSP & WPO

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

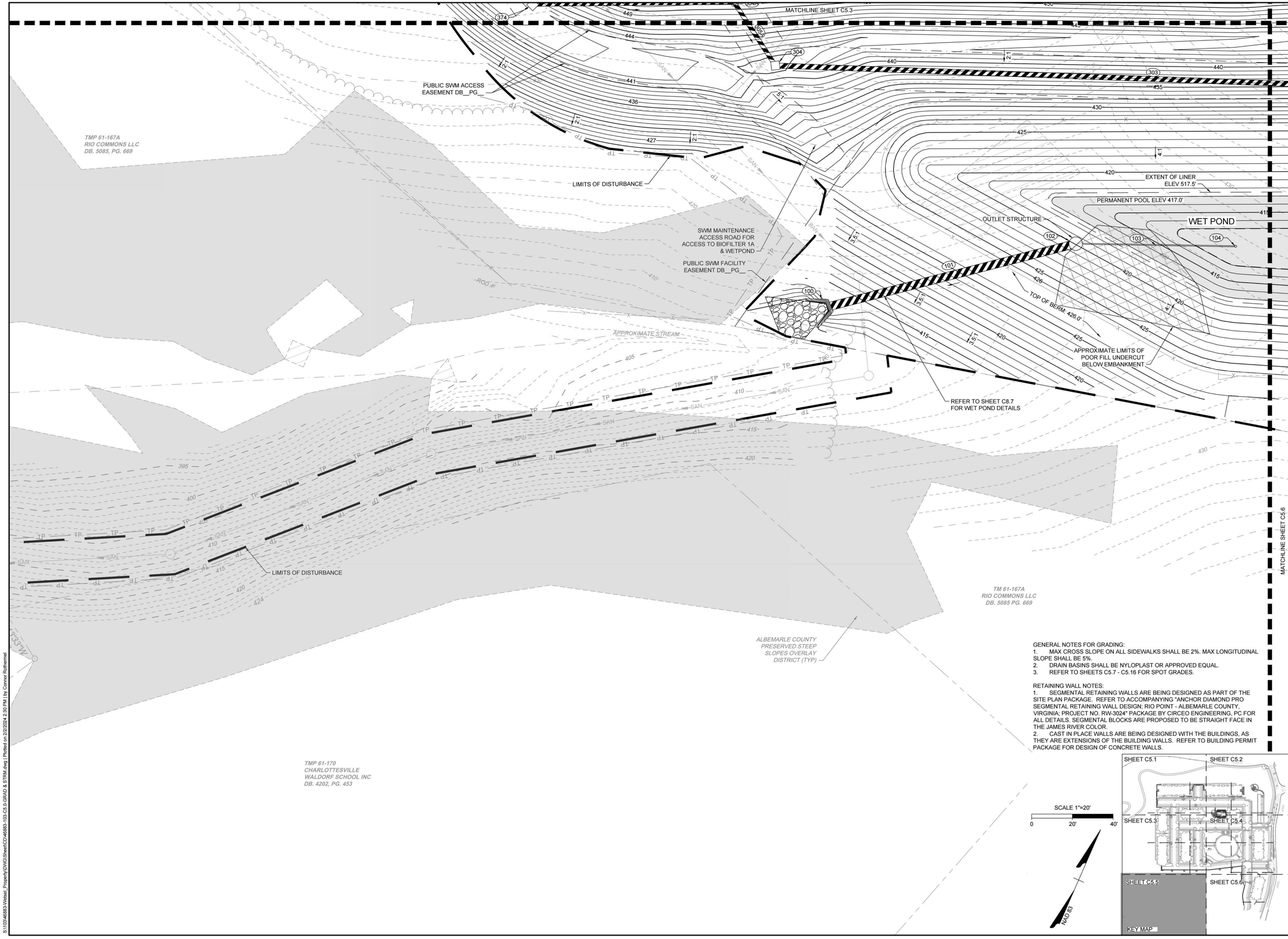
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RIO POINT
COUNTY OF ALBEMARLE, VA
GRADING & DRAINAGE PLAN

JOB NO. 46883
SHEET NO. C5.4

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DESIGNED BY: C. BOLTON
CHECKED BY: C. BOLTON
SCALE: 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

MATCHLINE SHEET C5.5

RETAINING WALL #7;
MAX HEIGHT 7.5'

EXTENT OF LINER
ELEV 517.5'

RIPRAP OUTLET
PROTECTION

SEDIMENT FOREBAY
GABION WALL

WET POND
REFER TO SHEET C8.7
FOR WET POND DETAILS

PERMANENT POOL ELEV 417.0'

SEDIMENT FOREBAY

PUBLIC SWM FACILITY
EASEMENT DB__PG__

PUBLIC SWM ACCESS
EASEMENT DB__PG__

ALBEMARLE COUNTY MANAGED
STEEP SLOPES OVERLAY
DISTRICT (TYP)

SEE NOTE #1

PUBLIC DRAINAGE
EASEMENT DB__PG__

BUILDING 800

FFE = 457.87'

FFE = 468.54'

RETAINING WALL #6;
MAX HEIGHT 10.0'

VDOT UD-4
(TYP.)

VDOT UD-4
(TYP.)

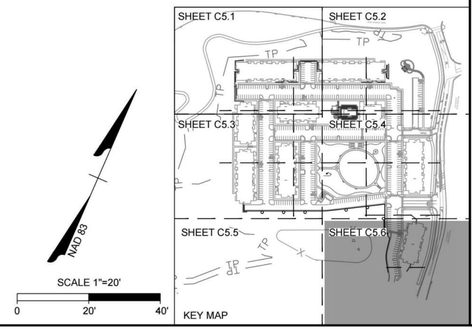
LIMITS OF DISTRICT

RIO ROAD EAST
(ROUTE 631)

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



NAD 83

SCALE 1"=20'

0 20' 40'

COMMONWEALTH OF VIRGINIA
C. CAMPBELL BOLTON
Lic. No. 51495
02/02/24
PROFESSIONAL ENGINEER

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02/02/2024	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. BOLTON

SCALE
1" = 20'

TIMMONS GROUP

RIO POINT

COUNTY OF ALBEMARLE, VA

GRADING & DRAINAGE PLAN

JOB NO.
46883

SHEET NO.
C5.6

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SPOT GRADING LEGEND

- BS = BOTTOM OF STEP
- FFE = FINISHED FLOOR ELEVATION
- PVMT = PAVEMENT ELEVATION
- SWLK = SIDEWALK ELEVATION
- TC = TOP OF CURB
- TC/SWK = TOP OF CURB & SIDEWALK ELEVATION WHEN THE CURB IS FLUSH
- TS = TOP OF STEP

NAD 83

SCALE 1"=10'

0 10' 20'

FFE = 464.65'

FFE = 465.32'

BUILDING 100

BUILDING 300

BUILDING 500

FFE=466.67'

ALICE LANE

MATCH LINE - C5.8

MATCH LINE - C5.10

3:1

COMMONWEALTH OF VIRGINIA
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02/02/24

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SCALE: 1" = 10'

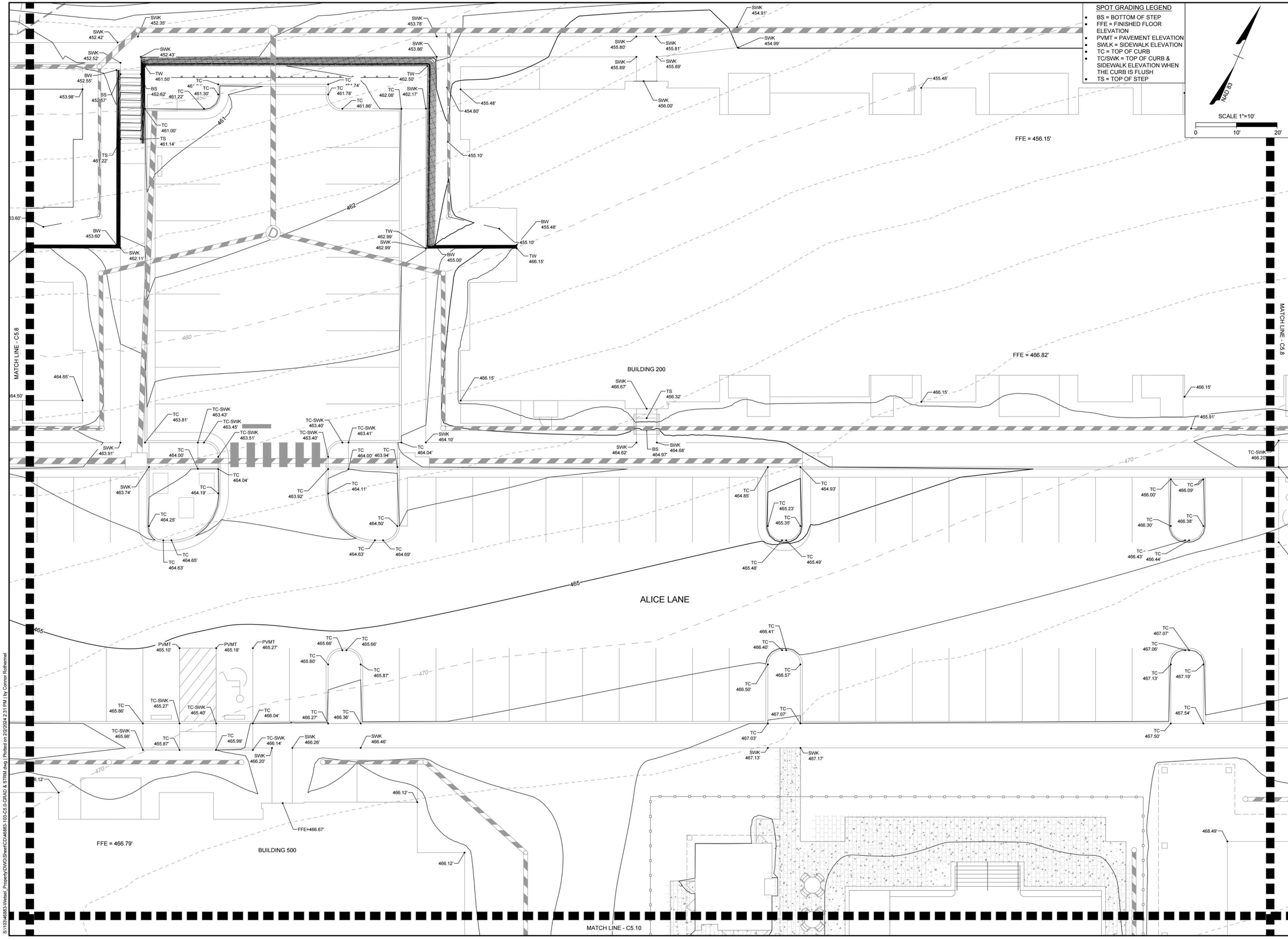
RIO POINT
COUNTY OF ALBEMARLE, VA
DETAILED GRADING PLAN

JOB NO. 46883
SHEET NO. C5.7

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02/02/2024	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. BOLTON

SCALE
1" = 10'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA

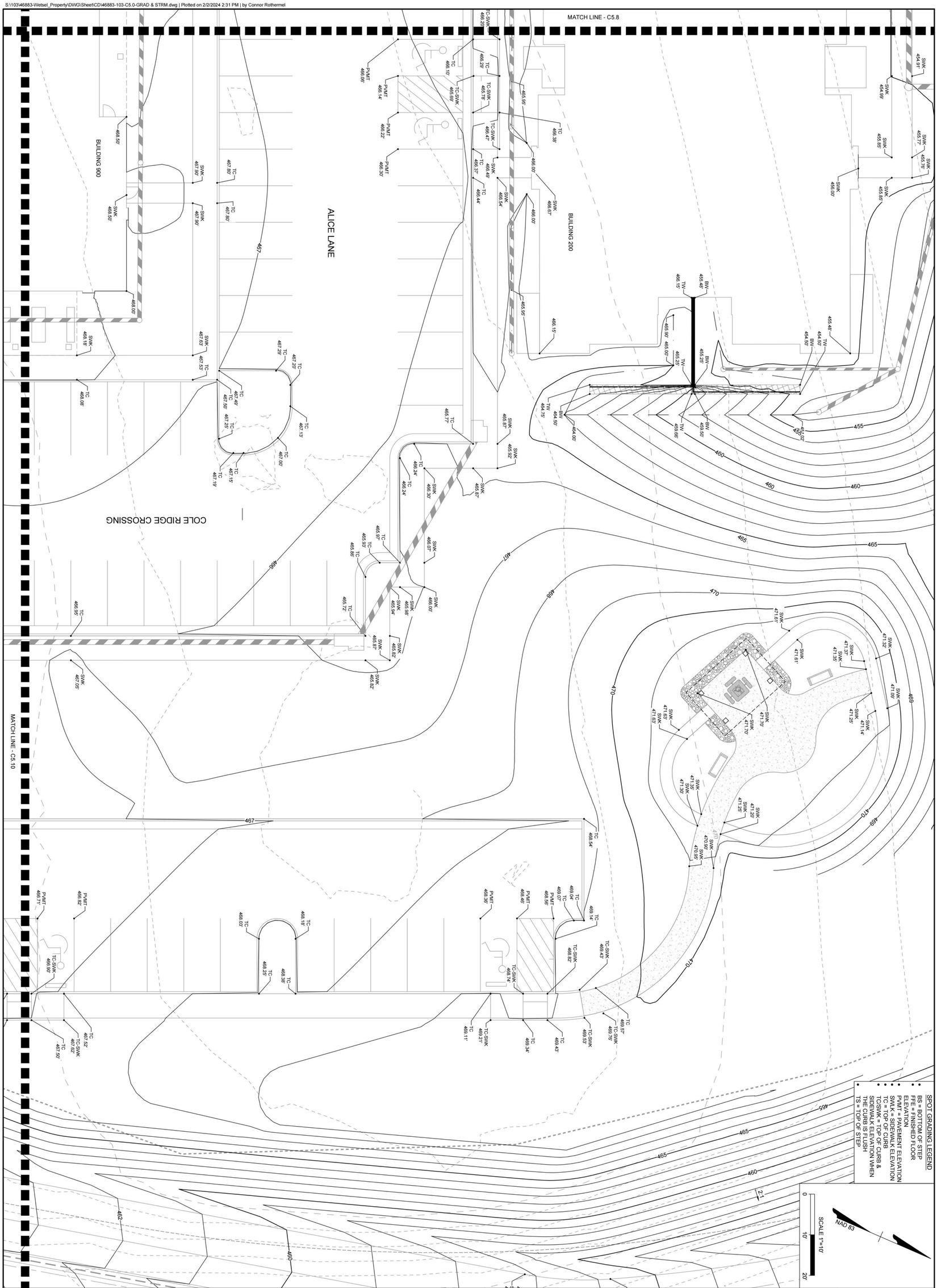
DETAILED GRADING PLAN

JOB NO.
46883

SHEET NO.
C5.8

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PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA
CAMPBELL BOLTON
Lic. No. 51499
02/02/24

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05/05/2022	COUNTY COMMENTS ISP
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06/02/2023	COUNTY COMMENTS FSP & WPO
10/13/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

RIO POINT

COUNTY OF ALBEMARLE, VA

DETAILED GRADING PLAN

JOB NO.	SHEET NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
46883	C5.9	1" = 10'	C. BOLTON	C. BOLTON	R. VAN NIEKERK	02/07/2022

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SPOT GRADING LEGEND

- BS = BOTTOM OF STEP
- FFE = FINISHED FLOOR ELEVATION
- PVMT = PAVEMENT ELEVATION
- SWLK = SIDEWALK ELEVATION
- TC = TOP OF CURB
- TC/SWK = TOP OF CURB & SIDEWALK ELEVATION WHEN THE CURB IS FLUSH
- TS = TOP OF STEP

NAD 83

SCALE 1"=10'
0 10' 20'

MATCH LINE - C5.10

MATCH LINE - C5.8

MATCH LINE - C5.10

BUILDING 500

BUILDING 600

BUILDING 400

BO STREET

ALICE LANE

FFE = 454.12'

FFE = 464.79'

FFE=466.67'

5:1

SCALE 1"=10'
0 10' 20'

S:\11\0\46883-Vinteal_Property\DWG\Sheet\C0\46883_11D-C5.0-GRAD & STRM.dwg | Plotted on 2/2/2024 2:32 PM | by Connor Rothermel

COMMONWEALTH OF VIRGINIA
R. CAMPBELL BOLTON
Lic. No. 51495
02/02/24
PROFESSIONAL ENGINEER

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06/13/2023	COUNTY COMMENTS FSP & WPO
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02/02/2024	COUNTY COMMENTS FSP & WPO

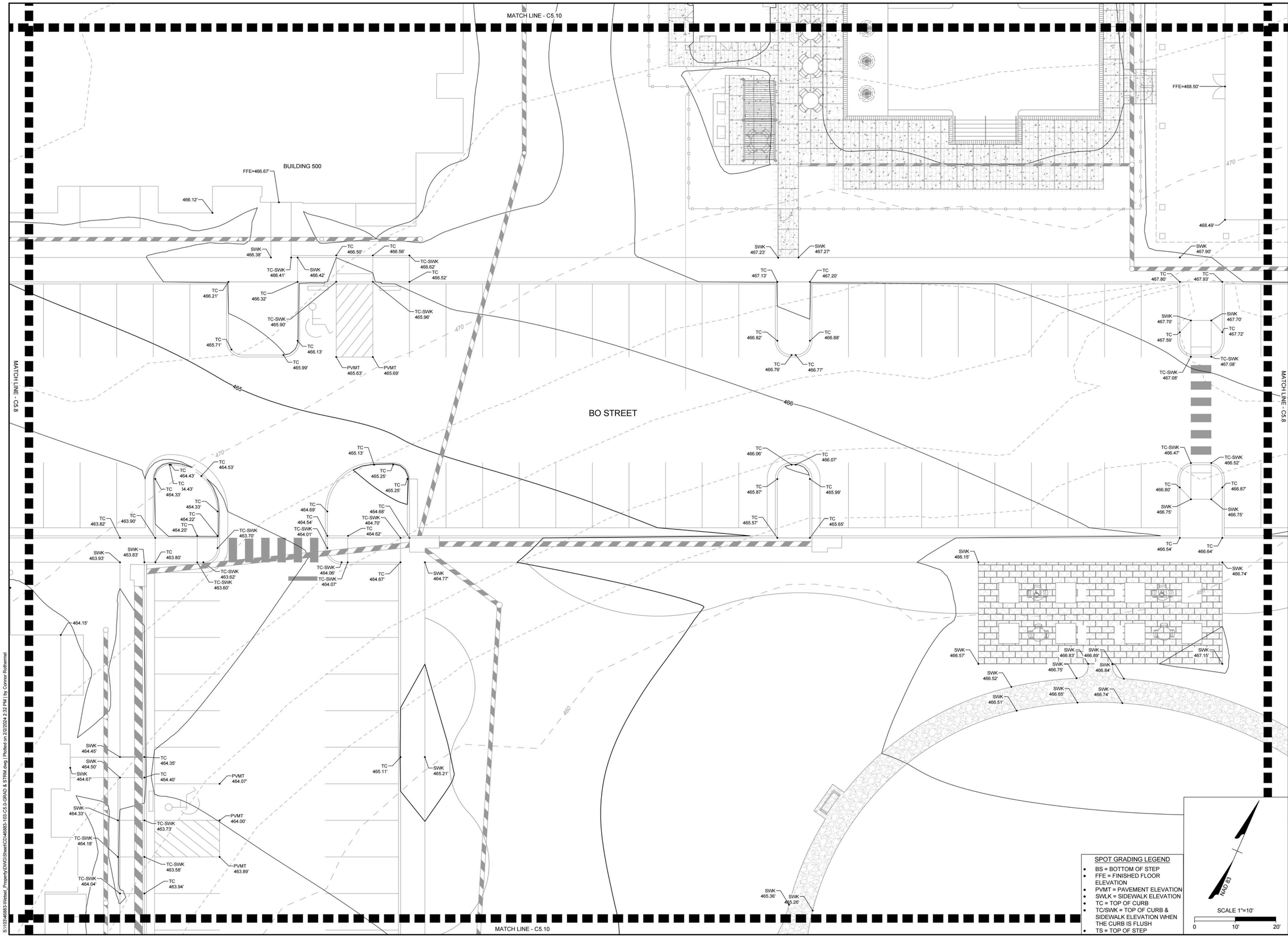
DATE: 02/07/2022
DRAWN BY: R. VAN NIEKERK
DESIGNED BY: C. BOLTON
CHECKED BY: C. BOLTON
SCALE: 1" = 10'

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RIO POINT
COUNTY OF ALBEMARLE, VA
DETAILED GRADING PLAN

JOB NO. 46883
SHEET NO. C5.10

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COUNTY COMMENTS FSP & WPO	06/13/2023
COUNTY COMMENTS FSP & WPO	10/13/2023
COUNTY COMMENTS FSP & WPO	02/02/2024

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. BOLTON

SCALE
1" = 10'

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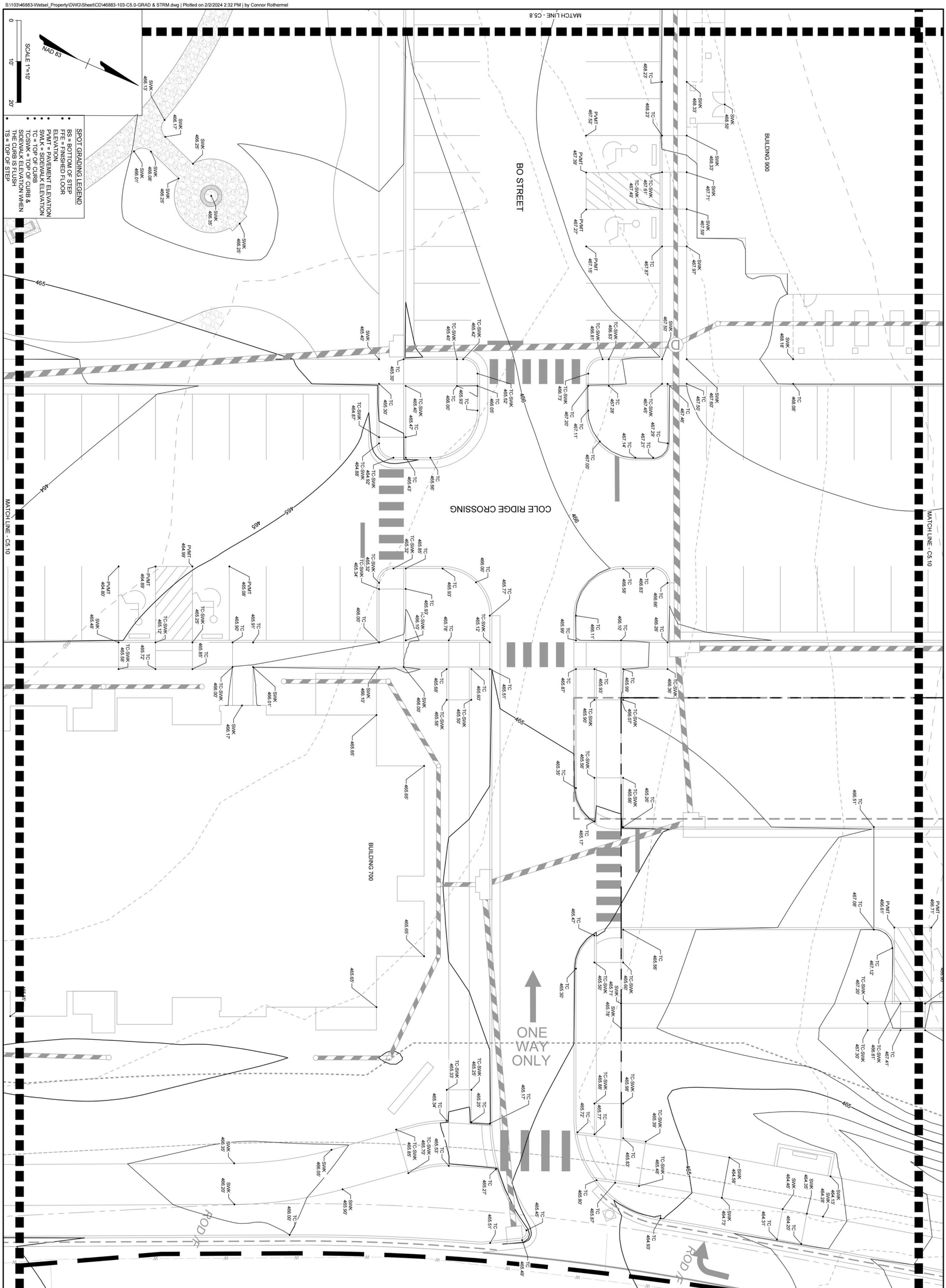
RIO POINT
COUNTY OF ALBEMARLE, VA
DETAILED GRADING PLAN

JOB NO.
46883

SHEET NO.
C5.11

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02/02/24

RIO POINT

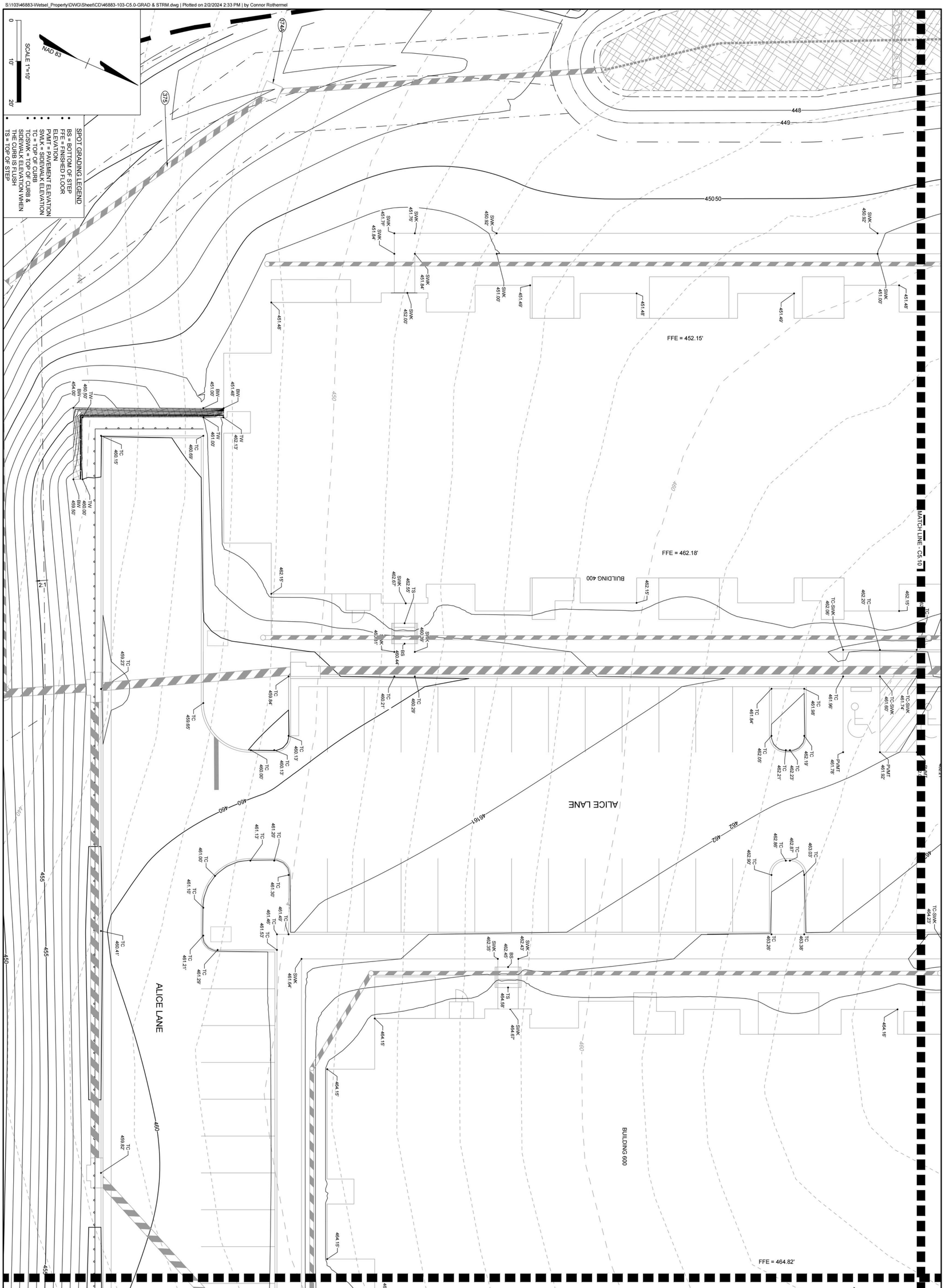
COUNTY OF ALBEMARLE, VA

DETAILED GRADING PLAN

JOB NO.	SHEET NO.	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	DATE
46883	C5.12	1" = 10'	C. BOLTON	R. VAN NIEKERK	C. BOLTON	02/07/2022

DATE	REVISION DESCRIPTION
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06/02/2023	COUNTY COMMENTS FSP & WPO
10/13/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

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CAMPBELL DODSON
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PROFESSIONAL ENGINEER
02/02/24

SHEET NO.	JOB NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
C5.13	46883	1" = 10'	C. BOLTON	C. BOLTON	R. VAN NEKERK	02/07/2022

RIO POINT

COUNTY OF ALBEMARLE, VA

DETAILED GRADING PLAN

DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS ISP
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO
10/13/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

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MATCH LINE - C5.10

MATCH LINE - C5.8

FFE = 464.82

BUILDING 600

ALICE LANE

SPOT GRADING LEGEND

- BS = BOTTOM OF STEP
- FFE = FINISHED FLOOR ELEVATION
- PVMT = PAVEMENT ELEVATION
- SWLK = SIDEWALK ELEVATION
- TC = TOP OF CURB
- TC/SWK = TOP OF CURB & SIDEWALK ELEVATION WHEN THE CURB IS FLUSH
- TS = TOP OF STEP

NAD 83

SCALE 1"=10'

0 10' 20'

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06/13/2023	COUNTY COMMENTS FSP & WPO
10/13/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

DATE: 02/07/2022
DRAWN BY: R. VAN NIEKERK
DESIGNED BY: C. BOLTON
CHECKED BY: C. BOLTON
SCALE: 1" = 10'

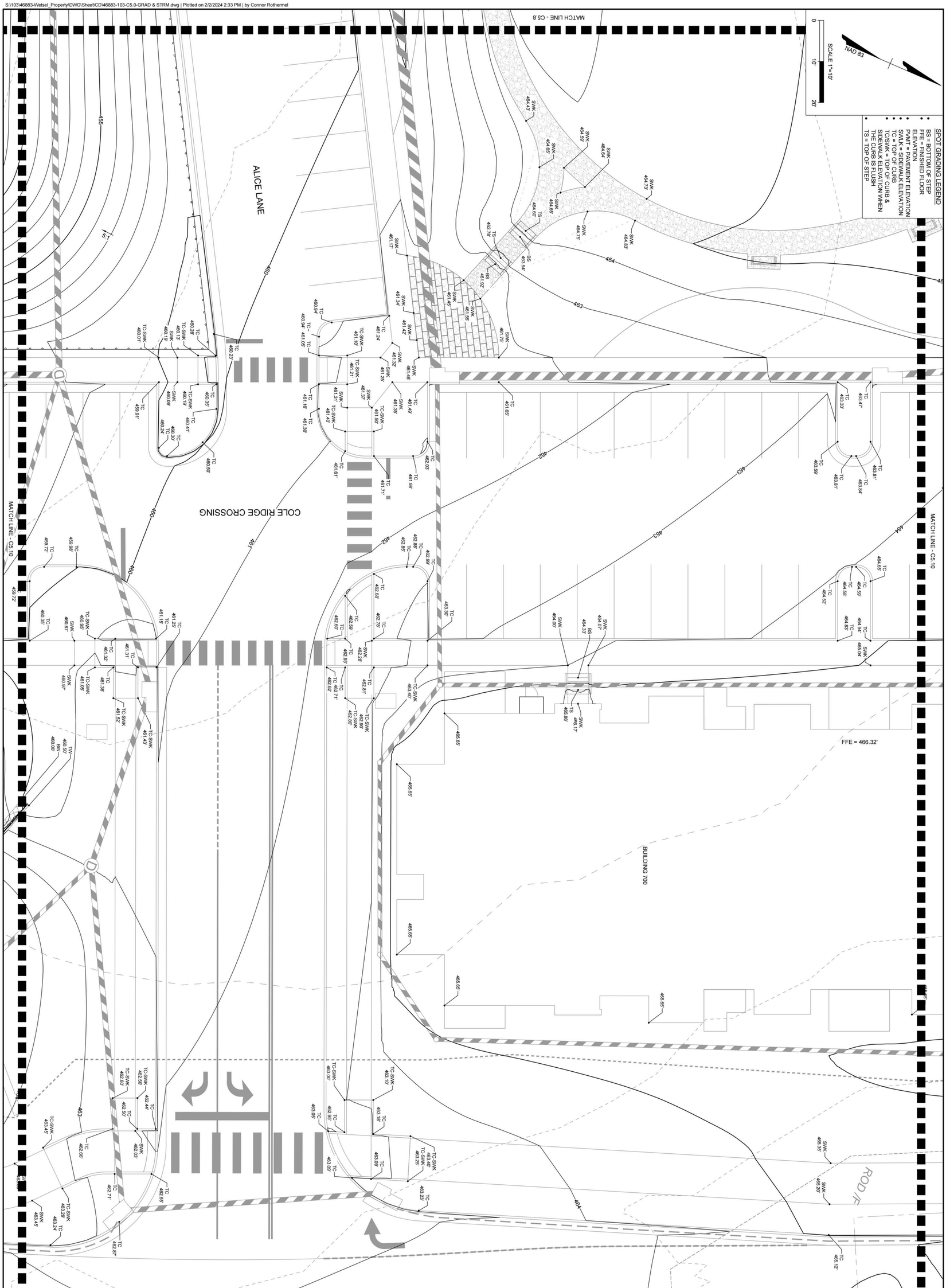
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RIO POINT
COUNTY OF ALBEMARLE, VA
DETAILED GRADING PLAN

JOB NO. 46883
SHEET NO. C5.14

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SHEET NO.	C5.15
JOB NO.	46883

RIO POINT

COUNTY OF ALBEMARLE, VA

DETAILED GRADING PLAN

SCALE	1" = 10'
CHECKED BY	C. BOLTON
DESIGNED BY	C. BOLTON
DRAWN BY	R. VAN NIEKERK
DATE	02/07/2022

DATE	REVISION DESCRIPTION
05/05/2022	COUNTY COMMENTS ISP
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06/02/2023	COUNTY COMMENTS FSP & WPO
10/13/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

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SPOT GRADING LEGEND

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- FFE = FINISHED FLOOR ELEVATION
- PVMT = PAVEMENT ELEVATION
- SWLK = SIDEWALK ELEVATION
- TC = TOP OF CURB
- TC/SWK = TOP OF CURB & SIDEWALK ELEVATION WHEN THE CURB IS FLUSH
- TS = TOP OF STEP

MATCH LINE - C5.10

MATCH LINE - THIS SHEET

MATCH LINE - THIS SHEET

COLE RIDGE CROSSING

BUILDING 800

FFE = 457.87'

FFE = 468.54'

NAD 83

SCALE 1"=10'

0 10' 20'

3:1

2:1

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06/13/2023	COUNTY COMMENTS FSP & WPO
10/19/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

DATE: 02/07/2022
DRAWN BY: R. VAN NIEKERK
DESIGNED BY: C. BOLTON
CHECKED BY: C. BOLTON
SCALE: 1" = 10'

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RIO POINT

COUNTY OF ALBEMARLE, VA

DETAILED GRADING PLAN

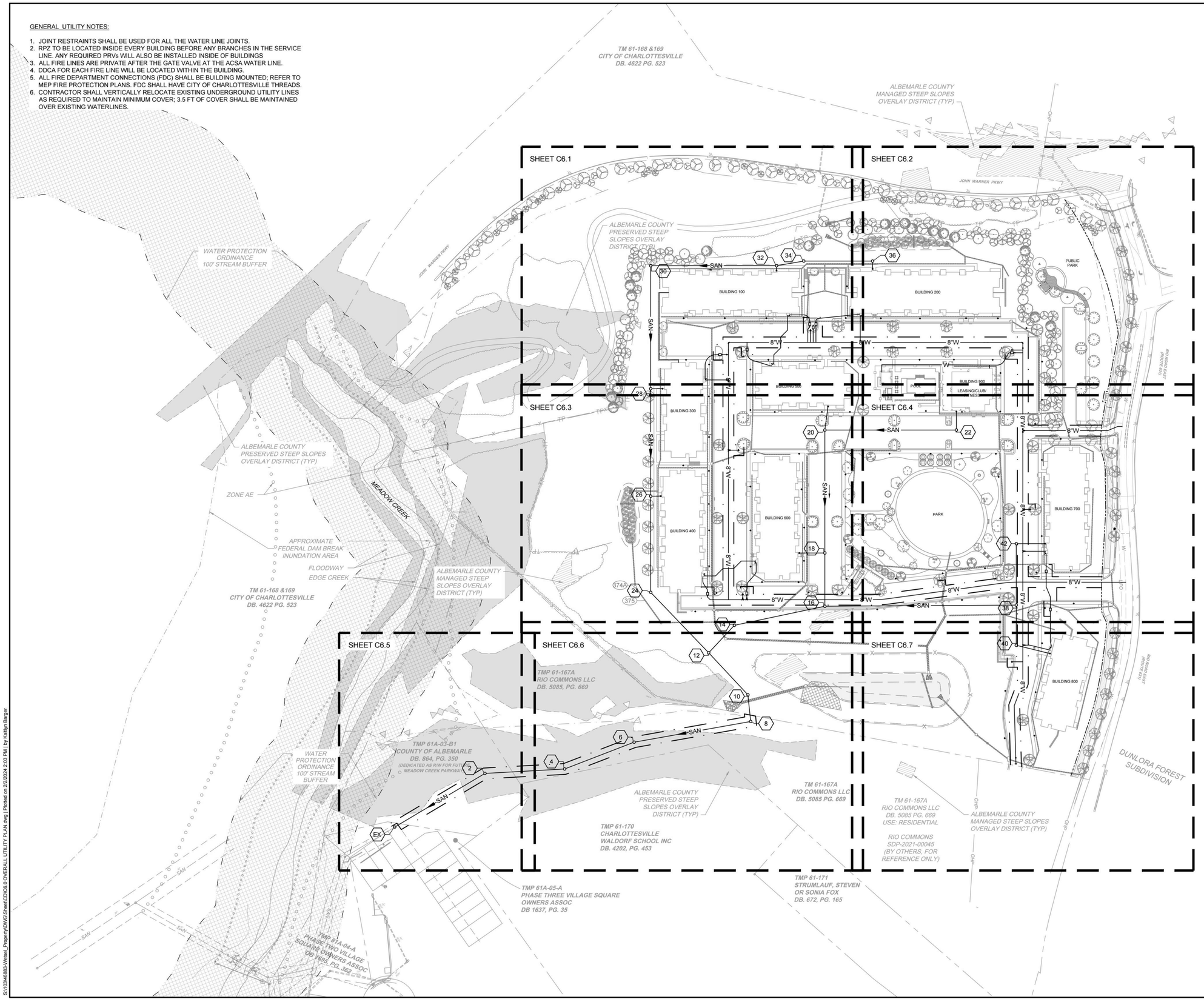
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SHEET NO. C5.16

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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.



S:\110\46883-Wetsel_Property\DWG\Sheet\C\C6.0 OVERALL UTILITY PLAN.dwg | Plotted on 2/2/2024 2:03 PM | by Kathryn Barger

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Lic. No. 51495
02/02/24
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10/13/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

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

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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.

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

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

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

PAVED WALK

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

8" PRIVATE SEWER

14+00 SAN 13+00 SAN 12+00 SAN 11+00 SAN SAN

30 32 34

6" PVC SANITARY LATERAL AND CLEANOUT (TYP)

SAN 15+00 SAN 16+00 SAN

28

6" PVC SANITARY LATERAL AND CLEANOUT (TYP)

60" WHITE OAK

30" SNAG

ALBEMARLE COUNTY PRESERVED STEEP SLOPES OVERLAY DISTRICT (TYP)

BUILDING 100

BUILDING 500

APPROXIMATE LOCATION OF LIGHT POLE (TYP.)

3" PRIVATE DOMESTIC SERVICE

PIV

FDC

BUILDING 200: 2" WATER METER

4" PLUG THREADED FOR 2" COMPRESSION FITTING (TYP. ALL SERVICES)

MASTER IRRIGATION WATER METER (AUXILIARY METER TO BUILDING 100); MAX 50GPM. IRRIGATION EQUIPMENT AND LINES BEYOND METER DESIGNED BY OTHERS.

BUILDING 100: 2" WATER METER

45° BEND

6" DIP PRIVATE FIRE SERVICE

FHA

4" DIP PUBLIC TO METER

8"x4" TEE & 4" VALVE

8"x6" TEE & 6" VALVE

8" VALVES

6" VALVE

90° BEND

4" PLUG THREADED FOR 2" COMPRESSION FITTING

BUILDING 300: 2" WATER METER

8"x6" CROSS

18+00

17+00

8" DIP ACSA WATERLINE

8"x4" TEES & 4" VALVES

4" PLUG THREADED FOR 2" COMPRESSION FITTING BUILDING 500: 2" WATER METER

2.5" PRIVATE DOMESTIC SERVICE

MATCHLINE SHEET C6.2

MATCHLINE SHEET C6.3

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
R. CAMPBELL BOLTON
Lic. No. 51495
02/02/24
PROFESSIONAL ENGINEER

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10/13/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

DATE 02/07/2022
DRAWN BY R. VAN NIEKERK
DESIGNED BY C. BOLTON
CHECKED BY C. BOLTON
SCALE 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
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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 SHEETC6.5 SHEETC6.6 SHEET C6.7

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

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

PERM. PARK EASEMENT 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

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

APPROX. PROPOSED ELECTRICAL EASEMENT

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

TEMP. SLOPE EASEMENT SEE VDOT PLAN

UTILITY EASEMENT

RIO ROAD EAST (ROUTE 631)

EXISTING 12"X24" 18" WATER LINE

MATCHLINE SEE SHEET C6.1

MATCHLINE SEE SHEET C6.4

BUILDING 200

BUILDING 900

POOL

6" PVC SANITARY LATERAL AND CLEANOUT (TYP)

3" PRIVATE DOMESTIC SERVICE

FDC

PIV

6" DIP PRIVATE FIRE SERVICE

APPROXIMATE LOCATION OF LIGHT POLE (TYP.)

20' ACSA PUBLIC WATER EASEMENT

8"x6" TEE & 6" VALVE

8" DIP ACSA WATERLINE

90° BEND

8" VALVE

8"x6" TEE & 6" VALVE

8"x4" TEE & 4" VALVE

4" DIP PUBLIC TO METER

4" PLUG THREADED FOR 2" COMPRESSION FITTING

BUILDING 900: 1.5" WATER METER

FHA

1.5" X1.5" TEE

1.5" PRIVATE DOMESTIC SERVICE

RPZ & OTHER EQUIPMENT FOR DOMESTIC LINE SERVICING POOL PAVILION LOCATED WITHIN THE BUILDING

10+00 11+00 12+00 13+00 14+00 15+00 16+00

S:\103\46883-Wetsel_Property\DWG\Sheet\CD\C6.0 OVERALL UTILITY PLAN.dwg | Plotted on 2/2/2024 2:03 PM | by Kaitlyn Barger

COMMONWEALTH OF VIRGINIA
C. CAMPBELL BOLTON
Lic. No. 51495
PROFESSIONAL ENGINEER
02/02/24

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06/13/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
UTILITY PLAN

JOB NO. 46883
SHEET NO. C6.2

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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

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.

BUILDING 300
BUILDING 400
BUILDING 500
BUILDING 600

6" PVC SANITARY LATERAL AND CLEANOUT (TYP)
8" PRIVATE SEWER
8"x6" TEE & 6" VALVE
FHA
8" ACSA DIP WATERLINE
APPROXIMATE LOCATION OF LIGHT POLE (TYP.)
45° BENDS
6" DIP PRIVATE FIRE SERVICE
PIV
FDC
2.5" PRIVATE DOMESTIC SERVICE
8"x6" CROSS & (2) 6" VALVES
45° BEND
BUILDING 400: 2" WATER METER
4" PLUG THREADED FOR 2" COMPRESSION FITTING
4" DIP PUBLIC TO METER
8"x8" TEE, 8"x4" REDUCER, 4" VALVE
8"x6" TEE & 6" VALVE
8"x4" TEE & 4" VALVE
BUILDING 600: 2" WATER METER
4" PLUG THREADED FOR 2" COMPRESSION FITTING
4" DIP PUBLIC TO METER
8" DIP ACSA WATERLINE

MATCHLINE SEE SHEET C6.1
MATCHLINE SEE SHEET C6.4
MATCHLINE SEE SHEET C6.6

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

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DATE 02/07/2022
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CHECKED BY C. BOLTON
SCALE 1" = 20'

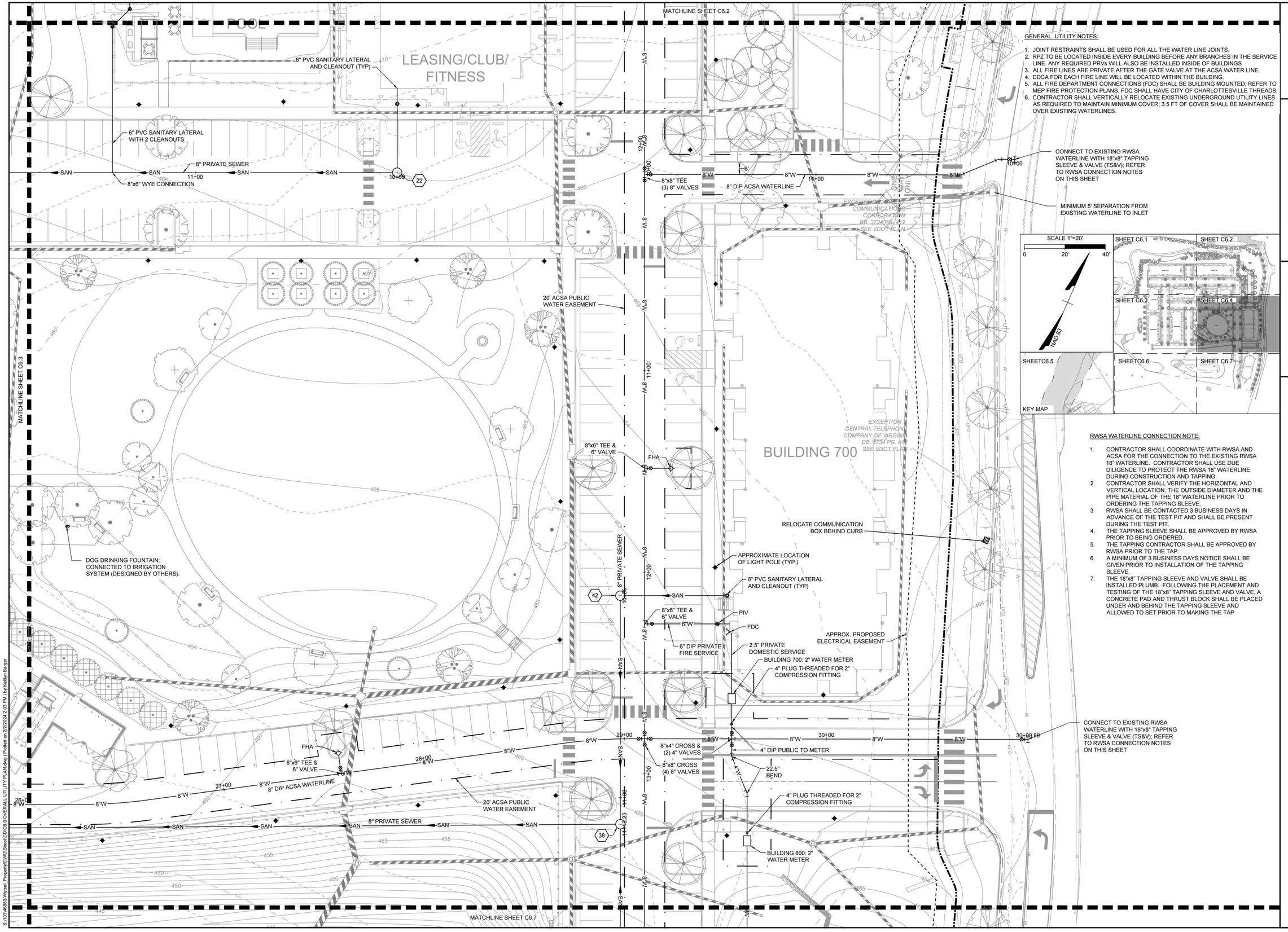
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RIO POINT
COUNTY OF ALBEMARLE, VA
UTILITY PLAN

JOB NO. 46883
SHEET NO. C6.3

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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.

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

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COUNTY COMMENTS FSP & WPO	02/02/2024

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
UTILITY PLAN

JOB NO. 46883
SHEET NO. C6.4

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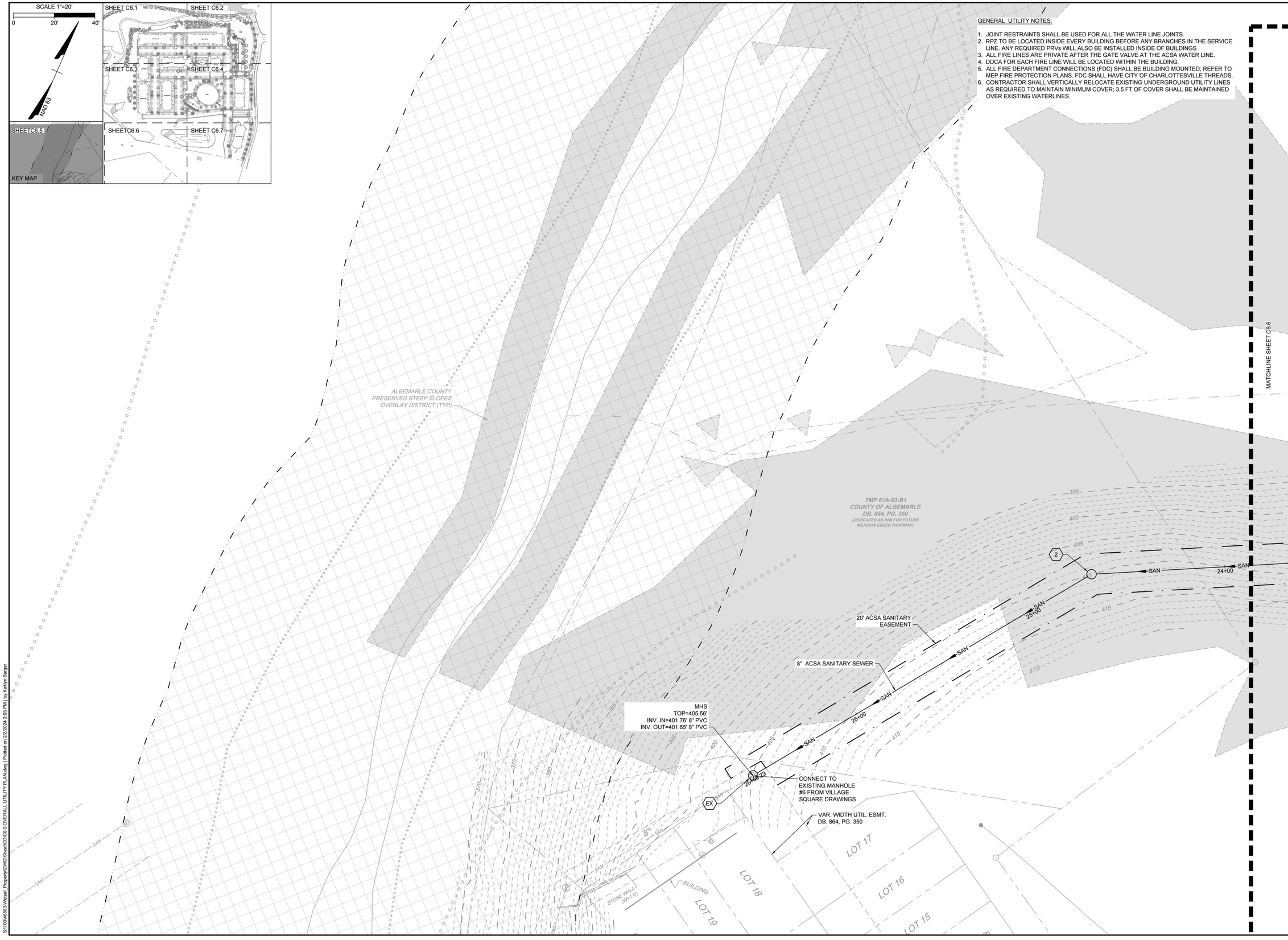
SCALE 1"=20'

0 20' 40'

NAD 83

GENERAL UTILITY NOTES:

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10/13/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

DATE: 02/07/2022
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DESIGNED BY: C. BOLTON
CHECKED BY: C. BOLTON
SCALE: 1" = 20'

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

8" PRIVATE SEWER

8" PRIVATE SEWER

20' ACSA SANITARY EASEMENT

8" ACSA SANITARY SEWER

20'

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

SAN

21+00

19+00

20+00

22+00

23+00

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

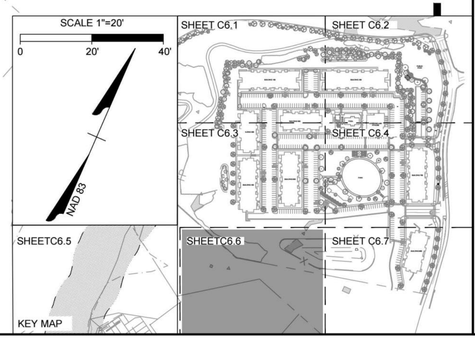
ROD'F

APPROXIMATE STREAM

ALBEMARLE COUNTY
PRESERVED STEEP
SLOPES OVERLAY
DISTRICT (TYP)

GENERAL UTILITY NOTES:

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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.



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09/13/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. BOLTON

SCALE
1" = 20'

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RIO POINT
COUNTY OF ALBEMARLE, VA
UTILITY PLAN

JOB NO.
46883

SHEET NO.
C6.6

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MATCHLINE SHEET C6.4

MATCHLINE SHEET C6.5

8" PRIVATE SEWER

40

8"x6" TEE & 6" VALVE

6" DIP PRIVATE FIRE SERVICE

11.25° BEND

14+00

6"W

SAN

PIV

2.5" PRIVATE DOMESTIC SERVICE

FDC

6" PVC SANITARY LATERAL AND CLEANOUT (TYP)

FHA

8"W

8"x6" TEE & 6" VALVE

22.5° BEND

6"W

15+00

22.5° BEND

8"W

20' ACSA PUBLIC WATER EASEMENT

APPROXIMATE LOCATION OF LIGHT POLE (TYP.)

8" ACSA DIP WATERLINE

8"W

16+00

8" VALVE

16+21.53

APPROX. PROPOSED ELECTRICAL EASEMENT

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

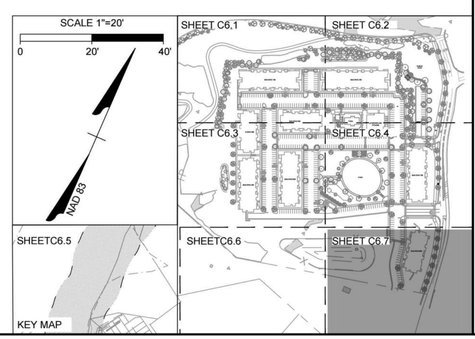
ALBEMARLE COUNTY MANAGED STEEP SLOPES OVERLAY DISTRICT (TYP)

RIO ROAD EAST (ROUTE 631)

OHP

GENERAL UTILITY NOTES:

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

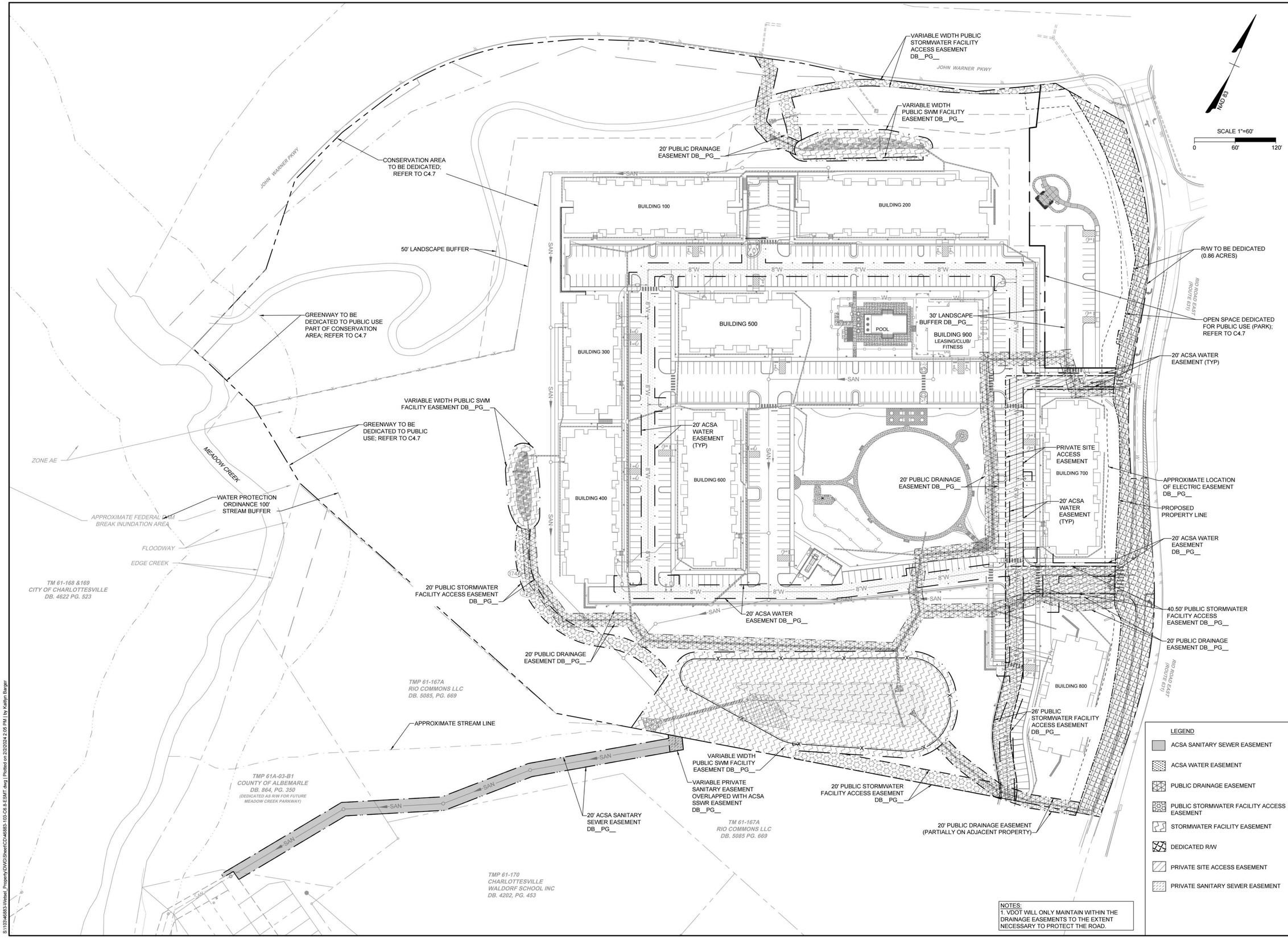
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RIO POINT
COUNTY OF ALBEMARLE, VA
UTILITY PLAN

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SHEET NO. C6.7

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

S:\13\46883-Vistas_Property\DWG\Sheet\C2\46883-103-C6.8-ESMT.dwg | Plotted on 2/2/2024 2:05 PM | by Kaitlyn Barger

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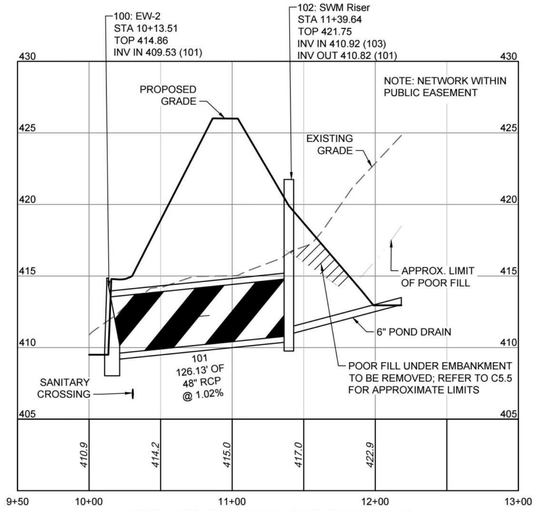
DATE: 02/07/2022
DRAWN BY: R. VAN NIEKERK
DESIGNED BY: C. BOLTON
CHECKED BY: C. BOLTON
SCALE: 1"=60'

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RIO POINT
COUNTY OF ALBEMARLE, VA
UTILITY EASEMENT PLAN

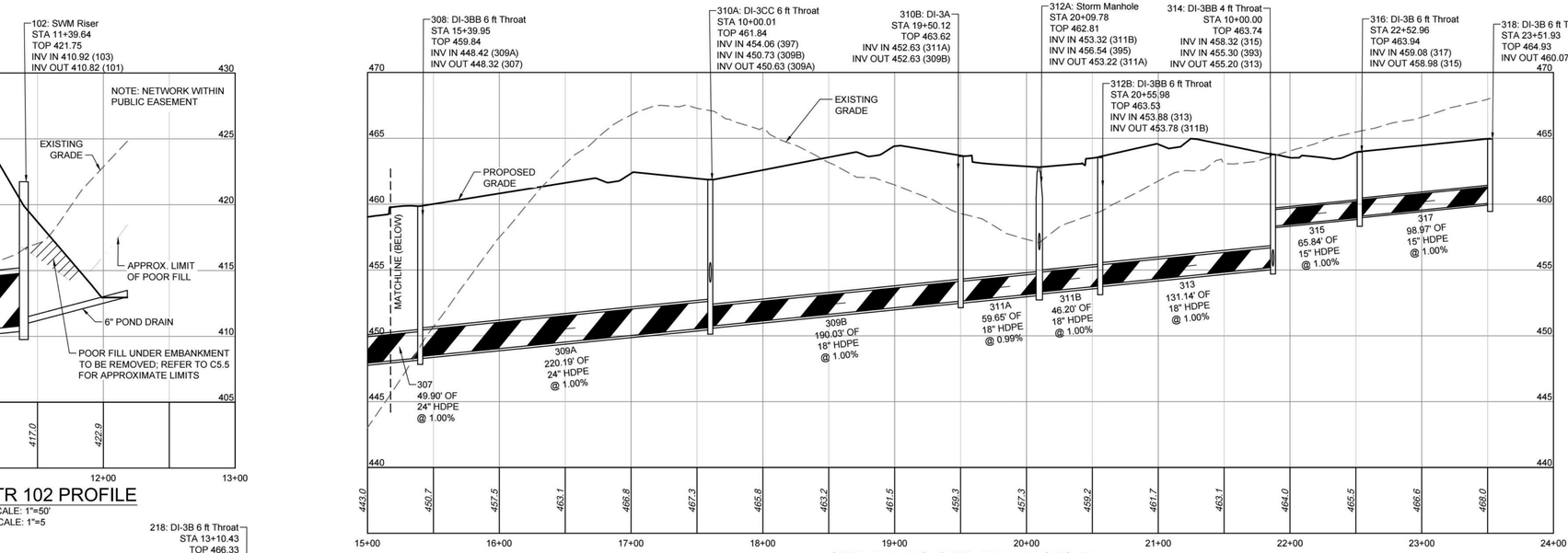
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STR 100 TO STR 102 PROFILE

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

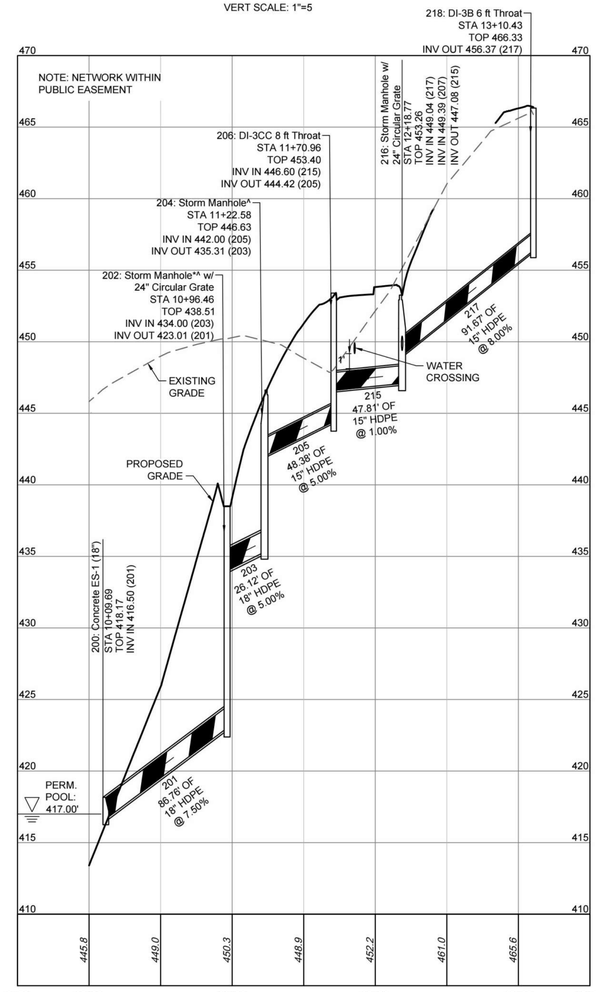


STR 308 TO STR 318 PROFILE

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

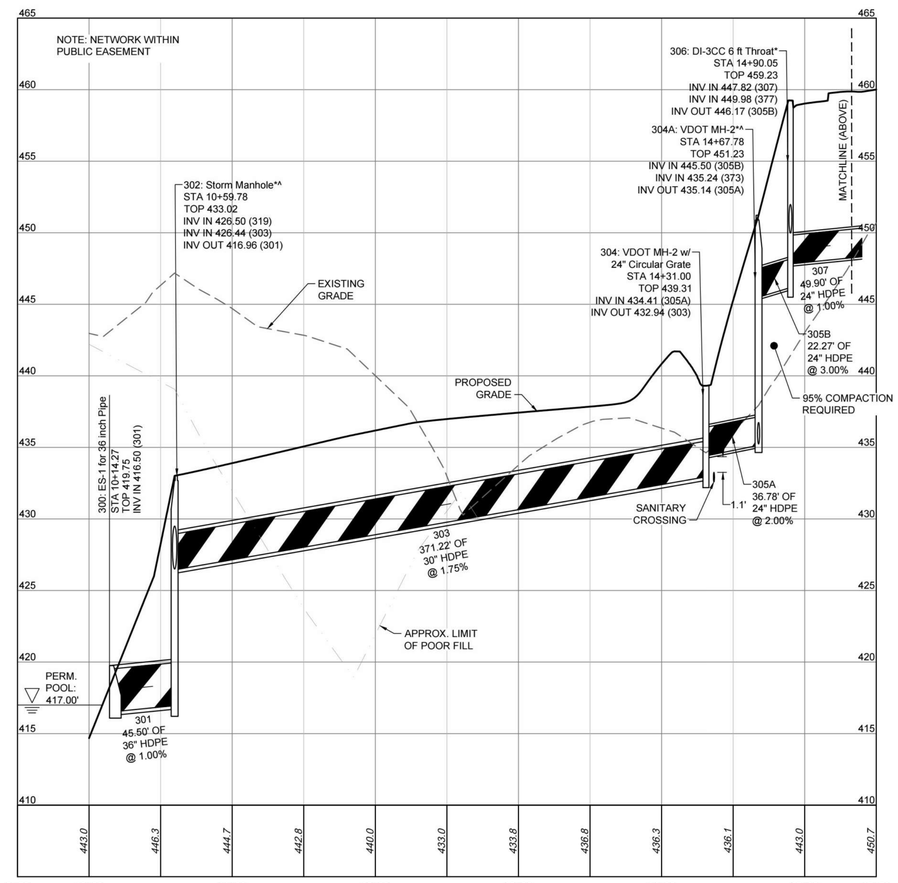
NOTES:
1. WHERE PIPES AND STRUCTURES ARE PROPOSED IN FILL SECTIONS, 95% COMPACTION IS REQUIRED.
2. DRAIN BASINS SHALL BE NYLOPLAST OR APPROVED EQUAL.
3. INLET SHAPING (IS-1) IS REQUIRED FOR ALL STRUCTURES.
4. *SAFETY SLABS (SL-1) ARE REQUIRED FOR STRUCTURES TALLER THAN 12-FEET.
5. ^BASE SLAB OF STORM STRUCTURES WHERE THE INVERT IS MORE THAN 4.0' ABOVE THE INVERT SHALL BE A MINIMUM OF 12" THICK (4" THICKER THAN TYPICAL BASE) TO PROVIDE ADDITIONAL PROTECTION AGAINST DEGRADATION CAUSED BY IMPACT OF CASCADING WATER.

0 0 50
PROFILE SCALE



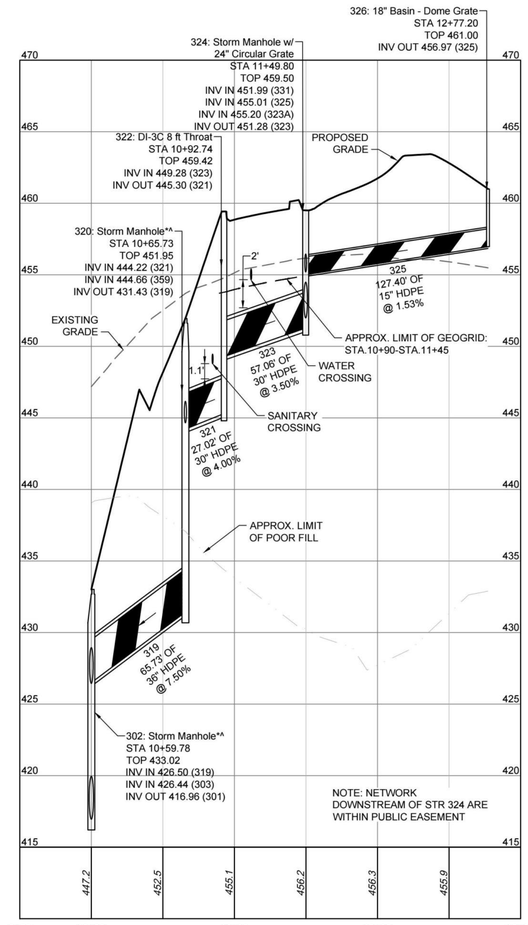
STR 200 TO STR 218 PROFILE

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



STR 300 TO STR 306 PROFILE

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



STR 302 TO STR 326 PROFILE

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

R. CAMPBELL BOLTON
Lic. No. 51495
02/02/24
PROFESSIONAL ENGINEER

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DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. BOLTON

SCALE
1" = 50'

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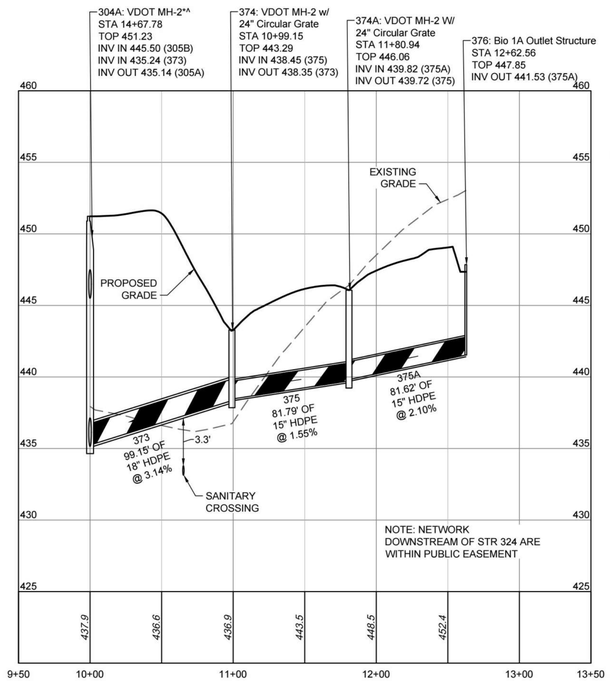
RIO POINT
COUNTY OF ALBEMARLE, VA
STORM SEWER PROFILES

JOB NO.
46883

SHEET NO.
C7.0

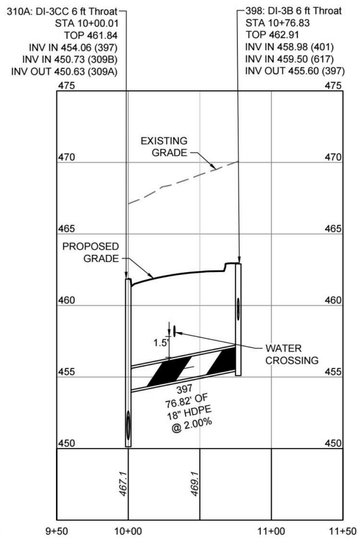
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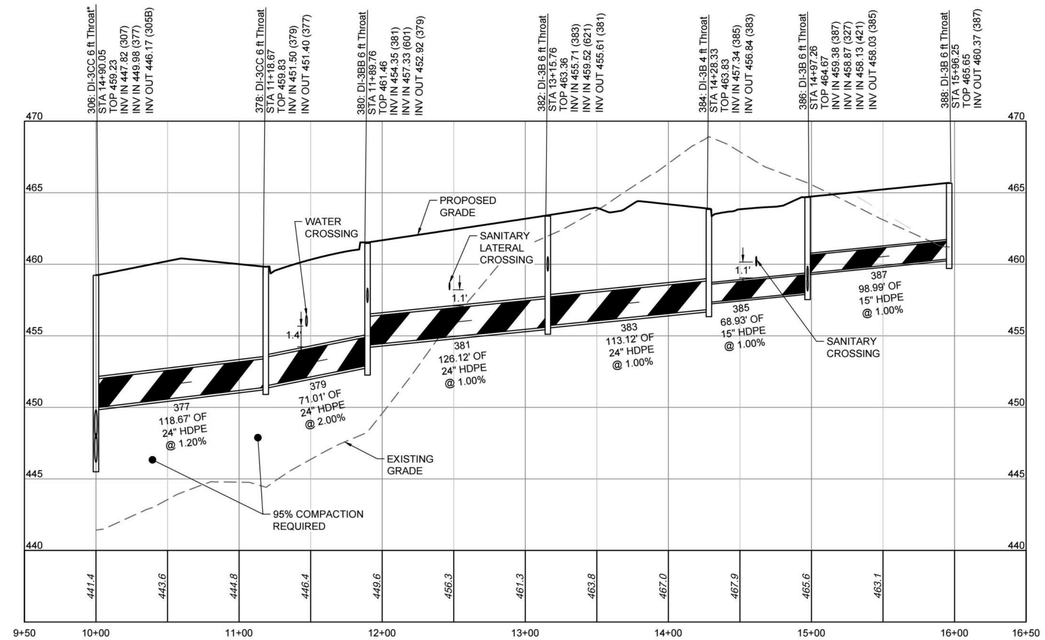
STR 304A TO STR 376 PROFILE

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



STR 310A TO STR 398 PROFILE

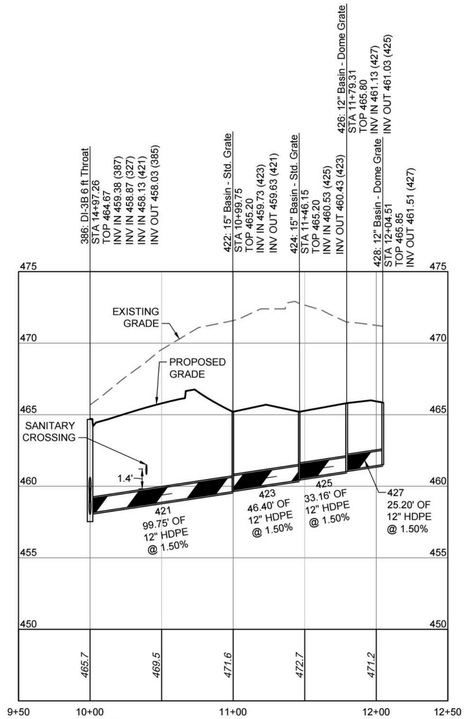
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



STR 306 TO STR 388 PROFILE

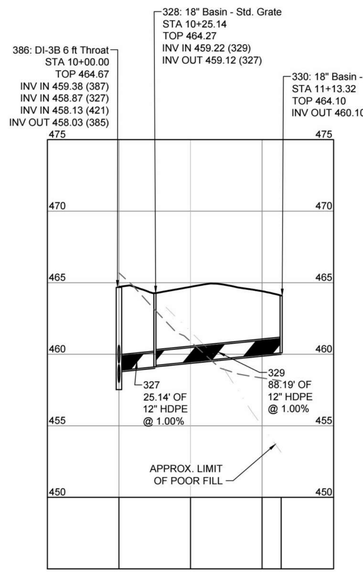
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

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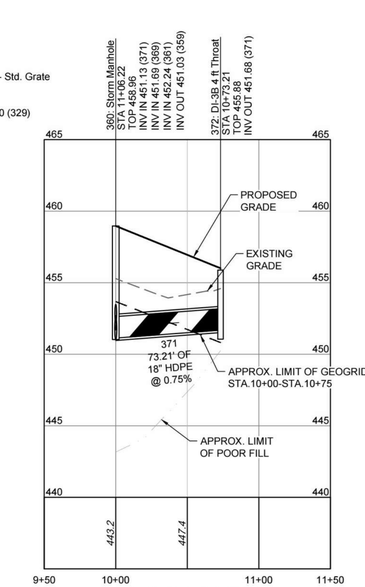
STR 386 TO STR 428 PROFILE

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



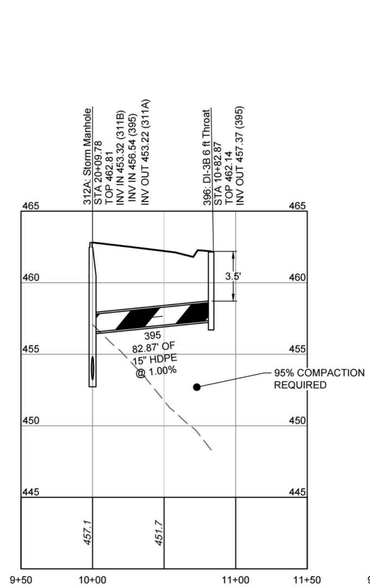
STRM 386-328B PROFILE

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



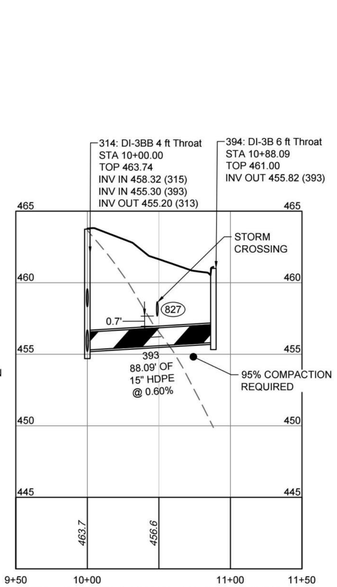
360-372 PROFILE

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



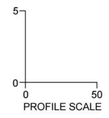
STR 312A TO STR 396 PROFILE

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



STR 314 TO STR 394 PROFILE

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



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C. CAMPBELL BOLTON
Lic. No. 51495
02/02/24
PROFESSIONAL ENGINEER

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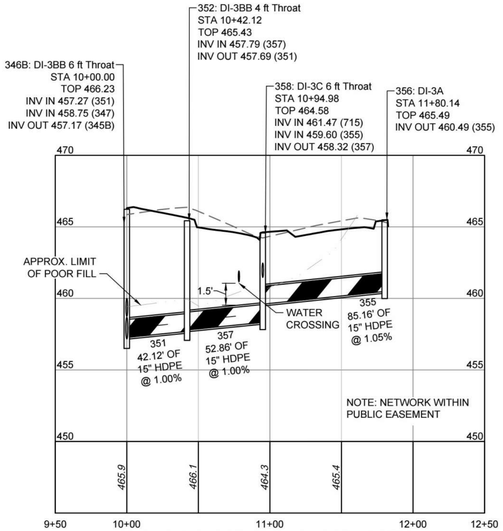
DATE
02/07/2022
DRAWN BY
R. VAN NIEKERK
DESIGNED BY
C. BOLTON
CHECKED BY
C. BOLTON
SCALE
1" = 50'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
STORM SEWER PROFILES

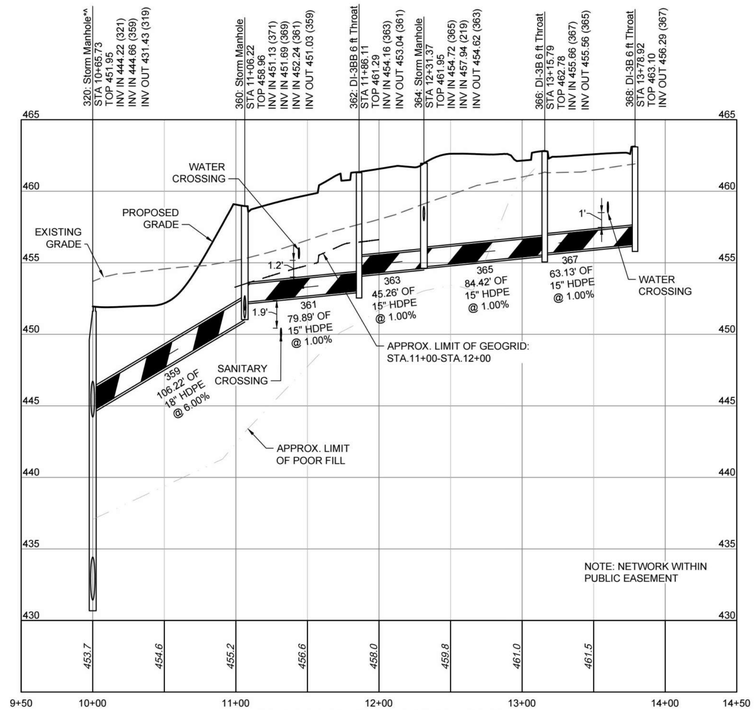
JOB NO.
46883
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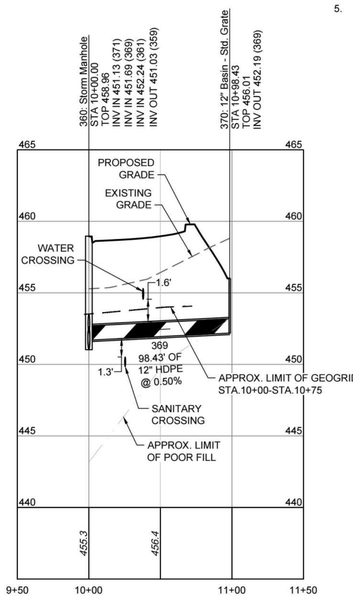
STR 346B TO STR 356 PROFILE

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



STR 320 TO STR 368 PROFILE

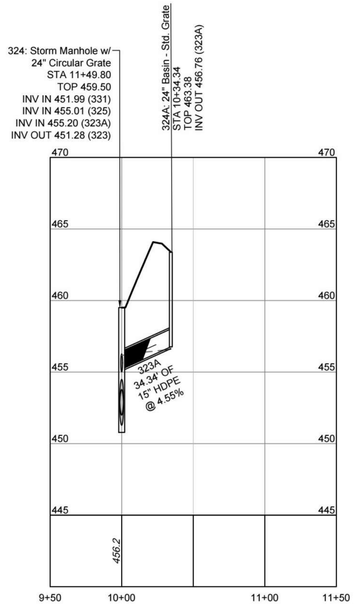
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



STR 360 TO STR 370 PROFILE

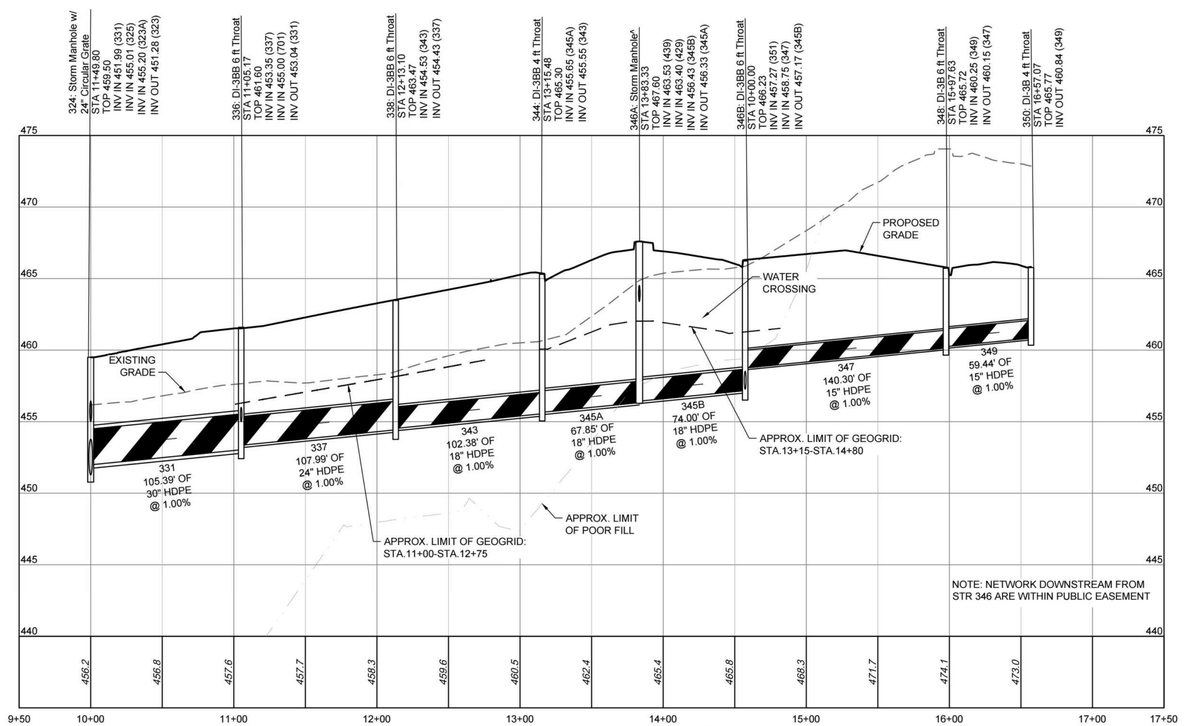
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5

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STR 324 TO STR 324A 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

COMMONWEALTH OF VIRGINIA
C. CAMPBELL BOLTON
Lic. No. 51495
02/02/24
PROFESSIONAL ENGINEER

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02/02/2024	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. BOLTON

SCALE
1" = 50'

TIMMONS GROUP

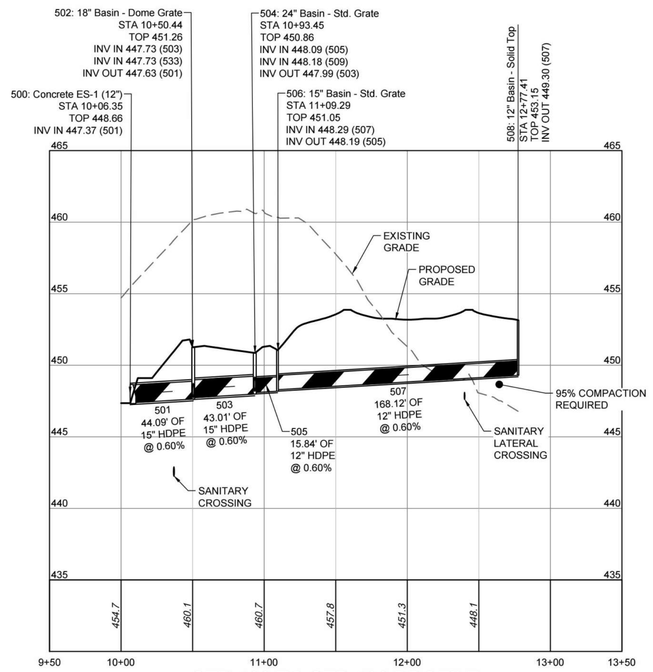
RIO POINT
COUNTY OF ALBEMARLE, VA
STORM SEWER PROFILES

JOB NO.
46883

SHEET NO.
C7.2

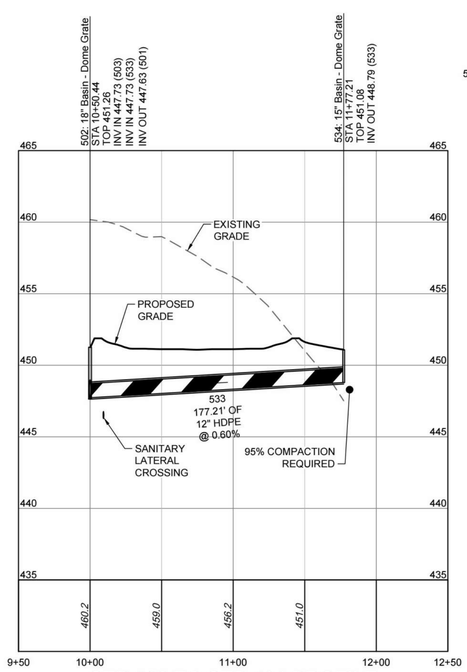
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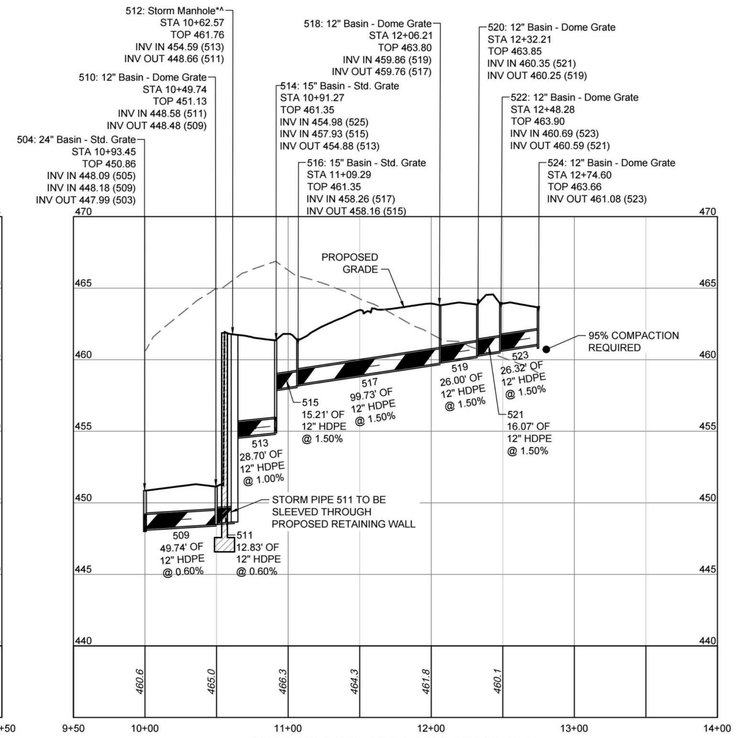
STR 500 TO STR 508 PROFILE

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



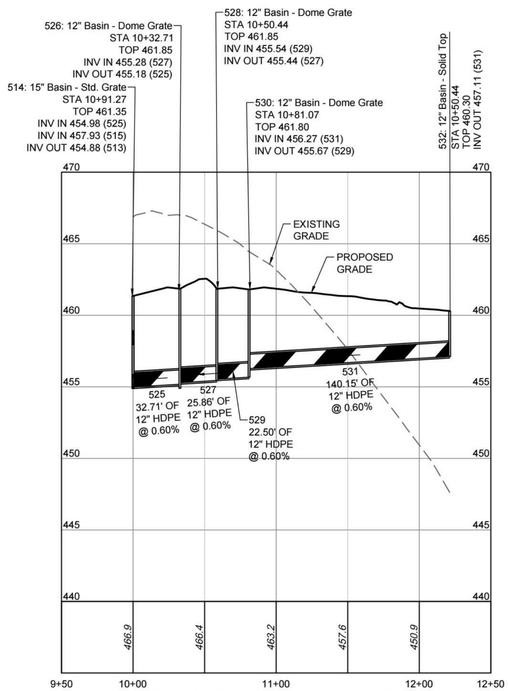
STR 502 TO STR 534 PROFILE

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



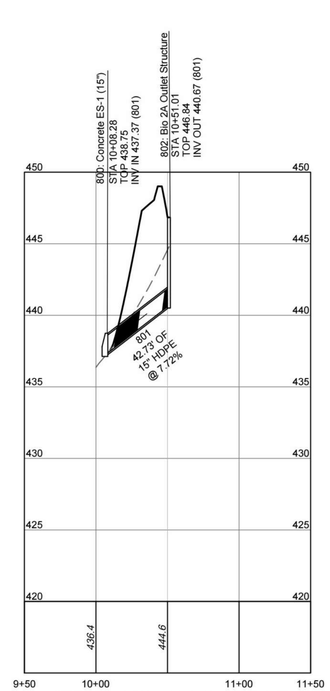
STR 504 TO STR 524 PROFILE

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



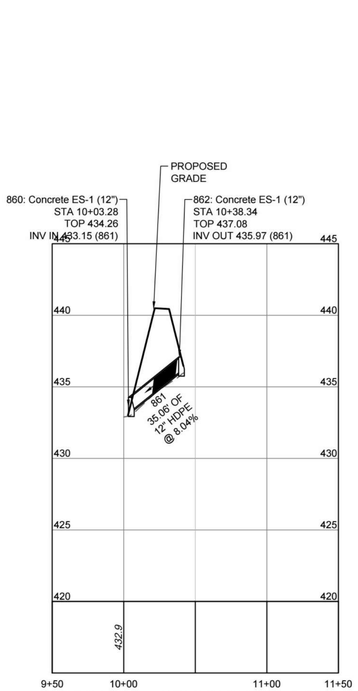
STR 514 TO STR 532 PROFILE

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



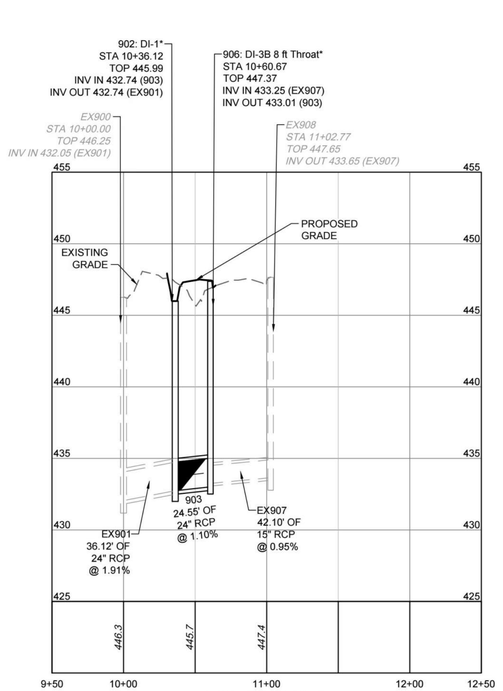
STR 800 TO 802 PROFILE

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



STRM 860 - STRM 862 PROFILE

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



900 PROFILE

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

5
0
0 50
PROFILE SCALE

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C. CAMPBELL BOLTON
Lic. No. 51495
02/02/24
PROFESSIONAL ENGINEER

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

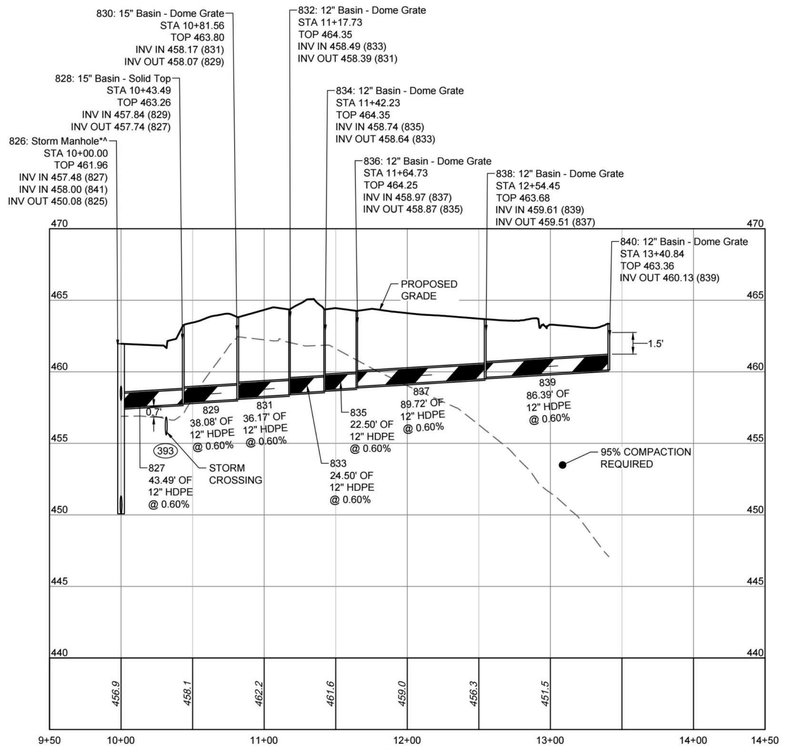
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RIO POINT
COUNTY OF ALBEMARLE, VA
STORM SEWER PROFILES

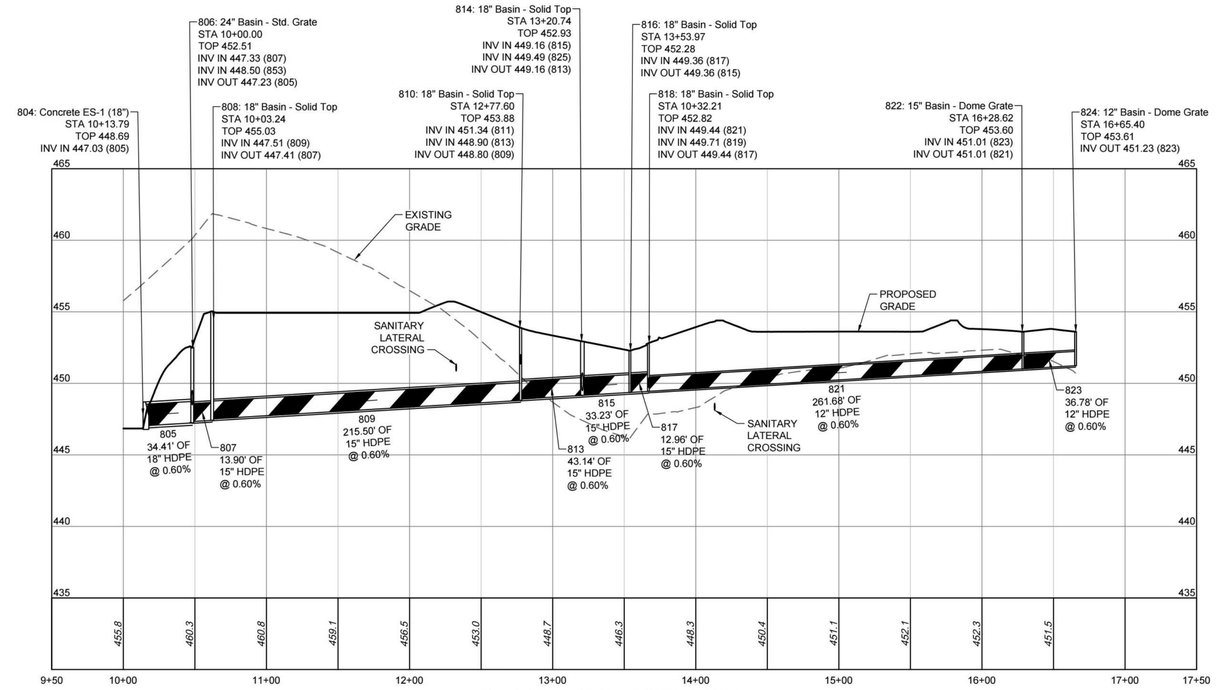
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SHEET NO. C7.3

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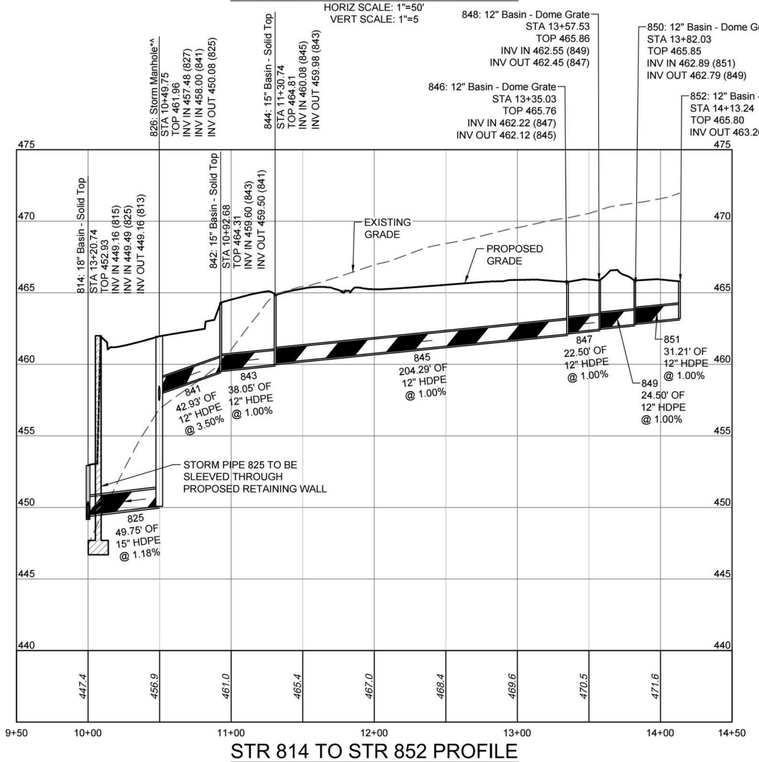


STR 826 TO STR 840 PROFILE



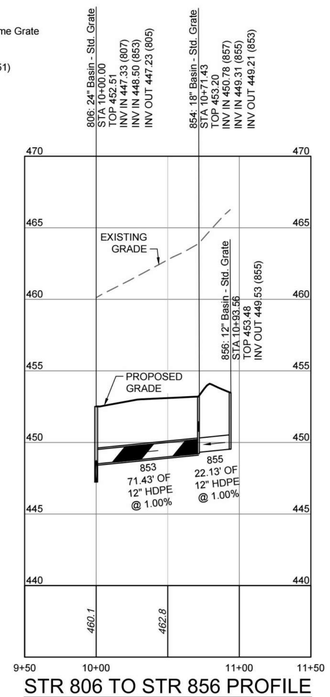
STR 804 TO STR 824 PROFILE

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



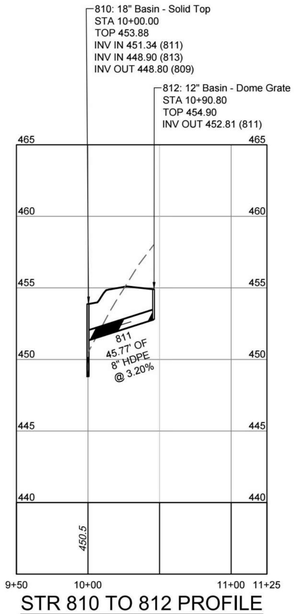
STR 814 TO STR 852 PROFILE

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



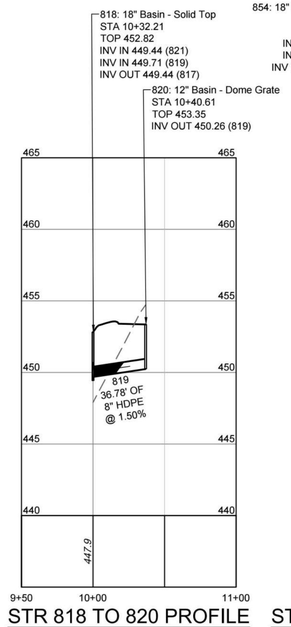
STR 806 TO STR 856 PROFILE

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



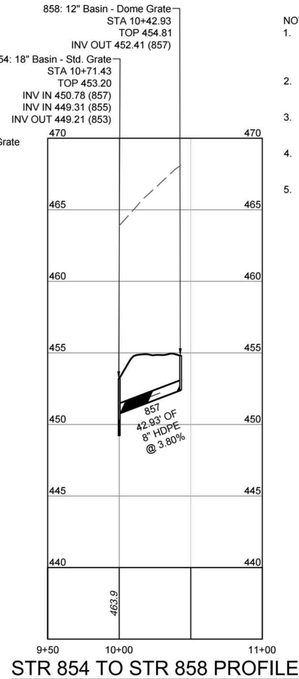
STR 810 TO 812 PROFILE

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



STR 818 TO 820 PROFILE

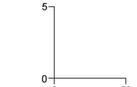
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



STR 854 TO STR 858 PROFILE

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

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
STORM SEWER PROFILES

JOB NO.
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SHEET NO.
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STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
100	414.86	OUTFALL	EW-2
102	421.75	11.49'	SWM Riser
104	414.54	3.54'	Pond Drain Valve

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
200	418.17	OUTFALL	Concrete ES-1 (18")
202	438.51	15.62'	Storm Manhole^^ w/ 24" Circular Grate
204	446.63	11.32'	Storm Manhole^
206	453.40	9.15'	DI-3CC 8 ft Throat
208	453.99	3.72'	12" Basin - Std. Grate
210	456.25	4.43'	12" Basin - Solid Top
210A	456.86	4.25'	12" Basin - Dome Grate
212	456.95	4.13'	12" Basin - Dome Grate
214	457.11	3.98'	12" Basin - Dome Grate
216	453.26	6.18'	Storm Manhole w/ 24" Circular Grate
218	466.33	9.96'	DI-3B 6 ft Throat

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
500	448.66	OUTFALL	Concrete ES-1 (12")
502	451.26	3.63'	18" Basin - Dome Grate
504	450.86	2.87'	24" Basin - Std. Grate
506	451.05	2.87'	15" Basin - Std. Grate
508	453.15	3.85'	12" Basin - Solid Top
510	451.13	2.65'	12" Basin - Dome Grate
512	461.76	13.10'	Storm Manhole^^
514	461.35	6.47'	15" Basin - Std. Grate
516	461.35	3.19'	15" Basin - Std. Grate
518	463.80	4.04'	12" Basin - Dome Grate
520	463.85	3.60'	12" Basin - Dome Grate
522	463.90	3.31'	12" Basin - Dome Grate
524	463.66	2.86'	12" Basin - Dome Grate
526	461.85	6.96'	12" Basin - Dome Grate
528	461.85	6.41'	12" Basin - Dome Grate
530	461.80	6.13'	12" Basin - Dome Grate
532	460.30	3.18'	12" Basin - Solid Top
534	451.08	2.29'	15" Basin - Dome Grate

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
902	445.99	13.50'	DI-1*
906	447.37	14.36'	DI-3B 8 ft Throat*
EX900	446.25	14.20'	Ex. Inlet
EX908	447.65	14.00'	Ex. Curb Inlet

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
101	48"	102 - 100	410.82	409.53	1.02%	126.13 LF	48 inch RCP
103	6"	104 - 102	413.00	410.92	2.65%	78.57 LF	6" HDPE

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
201	18"	202 - 200	423.01	416.50	7.50%	86.76 LF	18" HDPE
203	18"	204 - 202	435.31	434.00	5.00%	26.12 LF	18" HDPE
205	15"	206 - 204	444.42	442.00	5.00%	48.38 LF	15" HDPE
207	12"	208 - 216	450.37	449.39	3.00%	32.53 LF	12" HDPE
209	12"	210 - 208	451.82	450.47	2.00%	67.19 LF	12" HDPE
211	12"	210A - 210	452.71	451.92	1.00%	79.30 LF	12" HDPE
211A	12"	212 - 210A	452.83	452.61	1.00%	21.50 LF	12" HDPE
213	12"	214 - 212	453.13	452.93	1.00%	19.84 LF	12" HDPE
215	15"	216 - 206	447.08	446.60	1.00%	47.81 LF	15" HDPE
217	15"	218 - 216	456.37	449.04	8.00%	91.67 LF	15" HDPE

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
501	15"	502 - 500	447.63	447.37	0.60%	44.09 LF	15" HDPE
503	15"	504 - 502	447.99	447.73	0.60%	43.01 LF	15" HDPE
505	12"	506 - 504	448.19	448.09	0.60%	15.84 LF	12" HDPE
507	12"	508 - 506	449.30	448.29	0.60%	168.12 LF	12" HDPE
509	12"	510 - 504	448.48	448.18	0.60%	49.74 LF	12" HDPE
511	12"	512 - 510	448.66	448.58	0.60%	12.83 LF	12" HDPE
513	12"	514 - 512	454.88	454.59	1.00%	28.70 LF	12" HDPE
515	12"	516 - 514	458.16	457.93	1.50%	15.21 LF	12" HDPE
517	12"	518 - 516	459.76	458.26	1.50%	99.73 LF	12" HDPE
519	12"	520 - 518	460.25	459.86	1.50%	26.00 LF	12" HDPE
521	12"	522 - 520	460.59	460.35	1.50%	16.07 LF	12" HDPE
523	12"	524 - 522	461.08	460.69	1.50%	26.32 LF	12" HDPE
525	12"	526 - 514	455.18	454.98	0.60%	32.71 LF	12" HDPE
527	12"	528 - 526	455.44	455.28	0.60%	25.86 LF	12" HDPE
529	12"	530 - 528	455.67	455.54	0.60%	22.50 LF	12" HDPE
531	12"	532 - 530	457.11	456.27	0.60%	140.15 LF	12" HDPE
533	12"	534 - 502	448.79	447.73	0.60%	177.21 LF	12" HDPE

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
EX907	15"	EX908 - 906	433.65	433.25	0.95%	42.10 LF	15 inch RCP
EX901	24"	902 - EX900	432.74	432.05	1.91%	36.12 LF	24 inch RCP
903	24"	906 - 902	433.01	432.74	1.10%	24.55 LF	24 inch RCP

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
804	448.69	OUTFALL	Concrete ES-1 (18")
806	452.51	5.28'	24" Basin - Std. Grate
808	455.03	7.62'	18" Basin - Solid Top
810	453.88	5.08'	18" Basin - Solid Top
812	454.90	2.09'	12" Basin - Dome Grate
814	452.93	3.77'	18" Basin - Solid Top
816	452.28	2.92'	18" Basin - Solid Top
818	452.82	3.38'	18" Basin - Solid Top
820	453.35	3.09'	12" Basin - Dome Grate
822	453.60	2.59'	15" Basin - Dome Grate
824	453.61	2.38'	12" Basin - Dome Grate
826	461.96	11.88'	Storm Manhole^^
828	463.26	5.52'	15" Basin - Solid Top
830	463.80	5.73'	15" Basin - Dome Grate
832	464.35	5.96'	12" Basin - Dome Grate
834	464.35	5.71'	12" Basin - Dome Grate
836	464.25	5.38'	12" Basin - Dome Grate
838	463.68	4.17'	12" Basin - Dome Grate
840	463.36	3.23'	12" Basin - Dome Grate
842	464.31	4.81'	15" Basin - Solid Top
844	464.81	4.83'	15" Basin - Solid Top
846	465.76	3.64'	12" Basin - Dome Grate
848	465.86	3.41'	12" Basin - Dome Grate
850	465.85	3.06'	12" Basin - Dome Grate
852	465.80	2.60'	12" Basin - Dome Grate
854	453.20	3.99'	18" Basin - Std. Grate
856	453.48	3.95'	12" Basin - Std. Grate
858	454.81	2.40'	12" Basin - Dome Grate

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
800	438.75	OUTFALL	Concrete ES-1 (15")
802	446.84	6.34'	Bio 2A Outlet Structure

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
860	434.26	CULVERT	Concrete ES-1 (12")
862	437.08	CULVERT	Concrete ES-1 (12")

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
805	18"	806 - 804	447.23	447.03	0.60%	34.41 LF	18" HDPE
807	15"	808 - 806	447.41	447.33	0.60%	13.90 LF	15" HDPE
809	15"	810 - 808	448.80	447.51	0.60%	215.50 LF	15" HDPE
811	8"	812 - 810	452.81	451.34	3.20%	45.77 LF	8" HDPE
813	15"	814 - 810	449.16	448.90	0.60%	43.14 LF	15" HDPE
815	15"	816 - 814	449.36	449.16	0.60%	33.23 LF	15" HDPE
817	15"	818 - 816	449.44	449.36	0.60%	12.96 LF	15" HDPE
819	8"	820 - 818	450.26	449.71	1.50%	36.78 LF	8" HDPE
821	12"	822 - 818	451.01	449.44	0.60%	261.68 LF	12" HDPE
823	12"	824 - 822	451.23	451.01	0.60%	36.78 LF	12" HDPE
825	15"	826 - 814	450.08	449.49	1.18%	49.75 LF	15" HDPE
827	12"	828 - 826	457.74	457.48	0.60%	43.49 LF	12" HDPE
829	12"	830 - 828	458.07	457.84	0.60%	38.08 LF	12" HDPE
831	12"	832 - 830	458.39	458.17	0.60%	36.17 LF	12" HDPE
833	12"	834 - 832	458.64	458.49	0.60%	24.50 LF	12" HDPE
835	12"	836 - 834	458.87	458.74	0.60%	22.50 LF	12" HDPE
837	12"	838 - 836	459.51	458.97	0.60%	89.72 LF	12" HDPE
839	12"	840 - 838	460.13	459.61	0.60%	86.39 LF	12" HDPE
841	12"	842 - 826	459.50	458.00	3.50%	42.93 LF	12" HDPE
843	12"	844 - 842	459.98	459.60	1.00%	38.05 LF	12" HDPE
845	12"	846 - 844	462.12	460.08	1.00%	204.29 LF	12" HDPE
847	12"	848 - 846	462.45	462.22	1.00%	22.50 LF	12" HDPE
849	12"	850 - 848	462.79	462.55	1.00%	24.50 LF	12" HDPE
851	12"	852 - 850	463.20	462.89	1.00%	31.21 LF	12" HDPE
853	12"	854 - 806	449.21	448.50	1.00%	71.43 LF	12" HDPE
855	12"	856 - 854	449.53	449.31	1.00%	22.13 LF	12" HDPE
857	8"	858 - 854	452.41	450.78	3.80%	42.93 LF	8" HDPE

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
801	15"	802 - 800	440.67	437.37	7.72%	42.73 LF	15" HDPE

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
861	12"	860 - 862	433.15	435.97	8.04%	35.06 LF	12" HDPE

CURB INLETS SHALL BE SET INLINE WITH THE CURB SLOPES. ELEVATION FOR CURB INLETS ARE TAKEN FROM THE MOST DOWN STREAM CORNER OF THE BOX AT THE TOP OF THE CURB. CONTRACTOR TO COORDINATE WITH ENGINEER PRIOR TO SETTING INLET TOPS.

COMMONWEALTH OF VIRGINIA
C. CAMPBELL BOLTON
Lic. No. 51495
02/02/24
PROFESSIONAL ENGINEER

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REVISION DESCRIPTION	DATE
COUNTY COMMENTS ISP	05/05/2022
COUNTY COMMENTS FSP & WPO	10/12/2022
COUNTY COMMENTS FSP & WPO	06/13/2023
COUNTY COMMENTS FSP & WPO	10/13/2023
COUNTY COMMENTS FSP & WPO	02/02/2024

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

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
STORM SEWER TABLES

JOB NO. 46883
SHEET NO. C7.5

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S:\1053\46883-Wetsel_Property\DWG\Sheet\CD\46883-103-C7.0-STORM_PROF .dwg | Plotted on 2/2/2024 2:07 PM | by Kaitlyn Barger

STORM STRUCTURE TABLE

STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
220	466.05	4.06'	12" Basin - Solid Top
222	467.22	3.47'	12" Basin - Solid Top
300	419.75	OUTFALL	ES-1 for 36 inch Pipe
302	433.02	16.31'	Storm Manhole*^
304	439.31	6.62'	VDOT MH-2 w/ 24" Circular Grate
304A	451.23	16.08'	VDOT MH-2*^
306	459.23	13.23'	DI-3CC 6 ft Throat*
308	459.84	11.52'	DI-3BB 6 ft Throat
310A	461.84	11.21'	DI-3CC 6 ft Throat
310B	463.62	10.99'	DI-3A
312A	462.81	9.59'	Storm Manhole
312B	463.53	9.91'	DI-3BB 6 ft Throat
314	463.74	8.54'	DI-3BB 4 ft Throat
316	463.94	5.13'	DI-3B 6 ft Throat
318	464.93	4.99'	DI-3B 6 ft Throat
320	451.95	20.77'	Storm Manhole*^
322	459.42	14.12'	DI-3C 8 ft Throat
324	459.50	8.22'	Storm Manhole w/ 24" Circular Grate
324A	463.38	6.62'	24" Basin - Std. Grate
326	461.00	4.03'	18" Basin - Dome Grate
328	464.27	5.15'	18" Basin - Std. Grate
330	464.10	4.00'	18" Basin - Std. Grate
336	461.60	8.69'	DI-3BB 6 ft Throat
338	463.47	9.21'	DI-3BB 6 ft Throat
344	465.30	9.75'	DI-3BB 4 ft Throat
346B	466.23	9.22'	DI-3BB 6 ft Throat
346A	467.60	11.32'	Storm Manhole^
348	465.72	5.57'	DI-3B 6 ft Throat
350	465.77	4.93'	DI-3B 4 ft Throat
352	465.43	7.86'	DI-3BB 4 ft Throat
356	465.49	5.00'	DI-3A
358	464.58	6.25'	DI-3C 6 ft Throat
360	458.96	7.93'	Storm Manhole
362	461.29	8.25'	DI-3BB 6 ft Throat
364	461.95	7.34'	Storm Manhole
366	462.78	7.22'	DI-3B 6 ft Throat
368	463.10	6.81'	DI-3B 6 ft Throat
370	456.01	3.82'	12" Basin - Std. Grate
372	455.88	4.33'	DI-3B 4 ft Throat
374	443.29	4.94'	VDOT MH-2 w/ 24" Circular Grate
374A	446.06	6.34'	VDOT MH-2 W/ 24" Circular Grate
376	447.85	6.32'	Bio 1A Outlet Structure
378	459.83	8.42'	DI-3CC 6 ft Throat
380	461.46	8.70'	DI-3BB 6 ft Throat
382	463.36	7.75'	DI-3B 6 ft Throat
384	463.83	6.99'	DI-3B 4 ft Throat
386	464.67	6.64'	DI-3B 6 ft Throat
388	465.65	5.44'	DI-3B 6 ft Throat
394	461.00	5.18'	DI-3B 6 ft Throat
396	462.14	4.94'	DI-3B 6 ft Throat
398	462.91	7.31'	DI-3B 6 ft Throat
402	465.03	4.54'	15" Basin - Solid Top
404	465.10	3.79'	15" Basin - Std. Grate
406	465.86	4.12'	12" Basin - Dome Grate
408	465.88	3.89'	12" Basin - Dome Grate
410	465.76	3.41'	12" Basin - Dome Grate
412	465.85	3.14'	12" Basin - Dome Grate
414	465.76	3.59'	12" Basin - Dome Grate
416	465.85	3.36'	12" Basin - Dome Grate
418	465.85	3.06'	12" Basin - Dome Grate

STORM STRUCTURE TABLE

STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
420	465.85	2.72'	12" Basin - Dome Grate
422	465.20	5.58'	15" Basin - Std. Grate
424	465.20	4.78'	15" Basin - Std. Grate
426	465.80	4.78'	12" Basin - Dome Grate
428	465.85	4.34'	12" Basin - Dome Grate
430	467.77	3.28'	15" Basin - Solid Top
432	467.70	2.95'	15" Basin - Dome Grate
434	467.75	2.70'	12" Basin - Dome Grate
436	467.75	2.50'	12" Basin - Dome Grate
438	467.88	N/A	Trench Drain (See Landscape Plans)
440	467.50	3.86'	15" Basin - Std. Grate
442	467.80	3.29'	15" Basin - Std. Grate
444	467.90	2.90'	12" Basin - Dome Grate
446	468.20	2.71'	12" Basin - Dome Grate
448	466.12	N/A	Tee for Trench Drain
450	464.75	N/A	Trench Drain (See Landscape Plans)
602	462.09	4.66'	15" Basin - Solid Top
604	462.64	4.41'	15" Basin - Solid Top
606	462.45	3.85'	15" Basin - Solid Top
608	463.76	3.47'	12" Basin - Dome Grate
610	463.85	3.24'	12" Basin - Dome Grate
612	463.76	2.84'	12" Basin - Dome Grate
614	463.60	2.84'	12" Basin - Solid Top
618	463.61	2.84'	12" Basin - Solid Top
620	463.87	2.53'	12" Basin - Solid Top
622	463.73	4.09'	15" Basin - Solid Top
624	463.75	3.78'	12" Basin - Dome Grate
626	463.86	3.56'	12" Basin - Dome Grate
628	464.05	3.42'	12" Basin - Dome Grate
630	463.65	2.71'	12" Basin - Dome Grate
702	464.29	8.54'	15" Basin - Solid Top
704	465.26	3.40'	12" Basin - Dome Grate
706	465.38	3.18'	12" Basin - Dome Grate
708	463.80	4.63'	15" Basin - Solid Top
710	463.92	4.18'	15" Basin - Solid Top
712	464.92	4.83'	15" Basin - Solid Top
714	464.30	2.71'	18" Basin - Dome Grate
716	465.16	3.58'	15" Basin - Solid Top
718	465.16	3.14'	12" Basin - Dome Grate
720	465.35	2.99'	12" Basin - Dome Grate
722	465.35	2.64'	12" Basin - Dome Grate
724	465.26	3.41'	12" Basin - Solid Top
726	464.90	2.67'	12" Basin - Dome Grate
728	465.11	2.60'	12" Basin - Dome Grate

STORM PIPE TABLE

PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
219	12"	220 - 364	461.99	457.94	5.00%	81.00 LF	12" HDPE
221	12"	222 - 220	463.75	462.09	1.00%	165.50 LF	12" HDPE
301	36"	302 - 300	416.96	416.50	1.00%	45.50 LF	36" HDPE
303	30"	304 - 302	432.94	426.44	1.75%	371.22 LF	30" HDPE
305A	24"	304A - 304	435.14	434.41	2.00%	36.78 LF	24" HDPE
305B	24"	306 - 304A	446.17	445.50	3.00%	22.27 LF	24" HDPE
307	24"	308 - 306	448.32	447.82	1.00%	49.90 LF	24" HDPE
309B	18"	310B - 310A	452.63	450.73	1.00%	190.03 LF	18" HDPE
309A	24"	310A - 308	450.63	448.42	1.00%	220.19 LF	24" HDPE
311A	18"	312A - 310B	453.22	452.63	0.99%	59.65 LF	18" HDPE
311B	18"	312B - 312A	453.78	453.32	1.00%	46.20 LF	18" HDPE
313	18"	314 - 312B	455.20	453.88	1.00%	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	431.43	426.50	7.50%	65.73 LF	36" HDPE
321	30"	322 - 320	445.30	444.22	4.00%	27.02 LF	30" HDPE
323A	15"	324A - 324	456.76	455.20	4.55%	34.34 LF	15" HDPE
323	30"	324 - 322	451.28	449.28	3.50%	57.06 LF	30" HDPE
325	15"	326 - 324	456.97	455.01	1.53%	127.40 LF	15" HDPE
327	12"	328 - 386	459.12	458.87	1.00%	25.14 LF	12" HDPE
329	12"	330 - 328	460.10	459.22	1.00%	88.19 LF	12" HDPE
331	30"	336 - 324	453.04	451.99	1.00%	105.39 LF	30" HDPE
337	24"	338 - 336	454.43	453.35	1.00%	107.99 LF	24" HDPE
343	18"	344 - 338	455.55	454.53	1.00%	102.38 LF	18" HDPE
345A	18"	346A - 344	456.33	455.65	1.00%	67.85 LF	18" HDPE
345B	18"	346B - 346A	457.17	456.43	1.00%	74.00 LF	18" HDPE
347	15"	348 - 346B	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 - 346B	457.69	457.27	1.00%	42.12 LF	15" HDPE
355	15"	356 - 358	460.49	459.60	1.05%	85.16 LF	15" HDPE
357	15"	358 - 352	458.32	457.79	1.00%	52.86 LF	15" HDPE
359	18"	360 - 320	451.03	444.66	6.00%	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	12"	370 - 360	452.19	451.69	0.50%	98.43 LF	12" HDPE
371	18"	372 - 360	451.68	451.13	0.75%	73.21 LF	18" HDPE
373	18"	374 - 304A	438.35	435.24	3.14%	99.15 LF	18" HDPE
375	15"	374A - 374	439.72	438.45	1.55%	81.79 LF	15" HDPE
375A	15"	376 - 374A	441.53	439.82	2.10%	81.62 LF	15" HDPE
377	24"	378 - 306	451.40	449.98	1.20%	118.67 LF	24" HDPE
379	24"	380 - 378	452.92	451.50	2.00%	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	459.38	1.00%	98.99 LF	15" HDPE
393	15"	394 - 314	455.82	455.30	0.60%	88.09 LF	15" HDPE
395	15"	396 - 312A	457.37	456.54	1.00%	82.87 LF	15" HDPE
397	18"	398 - 310A	455.60	454.06	2.00%	76.82 LF	18" HDPE
401	12"	402 - 398	460.49	458.98	2.00%	75.09 LF	12" HDPE
403	12"	404 - 402	461.31	460.59	0.80%	89.83 LF	12" HDPE
405	12"	406 - 404	461.74	461.41	0.80%	41.29 LF	12" HDPE
407	12"	408 - 406	461.99	461.84	0.80%	18.50 LF	12" HDPE
409	12"	410 - 408	462.35	462.09	0.80%	32.56 LF	12" HDPE
411	12"	412 - 410	462.71	462.45	0.80%	32.56 LF	12" HDPE
413	12"	414 - 402	462.17	461.15	1.00%	102.43 LF	12" HDPE
415	12"	416 - 414	462.49	462.27	1.00%	22.50 LF	12" HDPE
417	12"	418 - 416	462.79	462.59	1.00%	20.00 LF	12" HDPE
419	12"	420 - 418	463.13	462.89	1.00%	24.19 LF	12" HDPE

STORM PIPE TABLE

421	12"	422 - 386	459.63	458.13	1.50%	99.75 LF	12" HDPE
423	12"	424 - 422	460.43	459.73	1.50%	46.40 LF	12" HDPE
425	12"	426 - 424	461.03	460.53	1.50%	33.16 LF	12" HDPE
427	12"	428 - 426	461.51	461.13	1.50%	25.20 LF	12" HDPE
429	12"	430 - 346A	464.50	463.40	1.00%	109.72 LF	12" HDPE
431	12"	432 - 430	464.75	464.60	0.60%	25.62 LF	12" HDPE
433A	12"	448 - 432	464.95	464.85	0.60%	16.75 LF	12" HDPE
433B	12"	434 - 448	465.05	464.95	0.60%	16.36 LF	12" HDPE
435	12"	436 - 434	465.25	465.15	0.60%	16.81 LF	12" HDPE
437	8"	438 - 432	465.67	464.85	1.00%	81.96 LF	8" HDPE
439	12"	440 - 346A	463.64	463.53	1.00%	11.46 LF	12" HDPE
441	12"	442 - 440	464.51	463.74	1.00%	77.14 LF	12" HDPE
443	12"	444 - 442	465.00	464.61	1.00%	38.76 LF	12" HDPE
445	12"	446 - 444	465.49	465.10	1.00%	38.48 LF	12" HDPE
449	6"	448 - 450	464.74	464.63	5.10%	2.00 LF	6" HDPE
601	12"	602 - 380	457.43	457.33	1.00%	9.58 LF	12" HDPE
603	12"	604 - 602	458.23	457.53	1.00%	69.98 LF	12" HDPE
605	12"	606 - 604	458.60	458.33	1.00%	27.48 LF	12" HDPE
607	12"	608 - 606	460.29	458.90	1.00%	139.02 LF	12" HDPE
609	12"	610 - 608	460.62	460.39	1.00%	22.50 LF	12" HDPE
611	12"	612 - 610	460.92	460.72	1.00%	20.00 LF	12" HDPE
613	12"	614 - 602	460.76	459.18	1.50%	105.66 LF	12" HDPE
617	12"	618 - 398	460.78	459.50	5.00%	25.51 LF	12" HDPE
619	12"	620 - 618	461.34	460.88	1.00%	46.40 LF	12" HDPE
621	12"	622 - 382	459.64	459.52	1.00%	11.69 LF	12" HDPE
623	12"	624 - 622	459.97	459.74	1.00%	23.34 LF	12" HDPE
625	12"	626 - 624	460.30	460.07	1.00%	23.34 LF	12" HDPE
627	12"	628 - 626	460.63	460.40	1.00%	22.50 LF	12" HDPE
629	12"	630 - 628	460.94	460.73	1.00%	21.31 LF	12" HDPE
701	12"	702 - 336	455.75	455.00	1.00%	75.27 LF	12" HDPE
703	12"	704 - 702	461.86	460.48	1.00%	137.79 LF	12" HDPE
705	12"	706 - 704	462.20	461.96	1.00%	23.97 LF	12" HDPE
707	12"	708 - 702	459.17	458.93	1.00%	23.90 LF	12" HDPE
709	12"	710 - 708	459.74	459.27	1.00%	46.81 LF	12" HDPE
711	12"	712 - 710	460.09	459.84	1.00%	24.81 LF	12" HDPE
713	12"	714 - 712	461.59	460.19	1.00%	140.02 LF	12" HDPE
715	12"	716 - 358	461.58	461.47	1.00%	11.03 LF	12" HDPE
717	12"	718 - 716	462.02	461.73	1.00%	28.90 LF	12" HDPE
719	12"	720 - 718	462.36	462.12	1.00%	23.97 LF	12" HDPE
721	12"	722 - 720	462.71	462.46	1.00%	25.46 LF	12" HDPE
723	12"	724 - 716	461.85	461.68	1.00%	17.49 LF	12" HDPE
725	12"	726 - 724	462.23	461.95	1.00%	27.53 LF	12" HDPE
727	12"	728 - 726	462.50	462.33	1.00%	17.92 LF	12" HDPE

CURB INLETS SHALL BE SET INLINE WITH THE CURB SLOPES. ELEVATION FOR CURB INLETS ARE TAKEN FROM THE MOST DOWN STREAM CORNER OF THE BOX AT THE TOP OF THE CURB. CONTRACTOR TO COORDINATE WITH ENGINEER PRIOR TO SETTING INLET TOPS.

COMMONWEALTH OF VIRGINIA
C. CAMPBELL BOLTON
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PROFESSIONAL ENGINEER
02/02/24

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DATE: 02/07/2022
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DESIGNED BY: C. BOLTON
CHECKED BY: C. BOLTON
SCALE: 1" = 50'

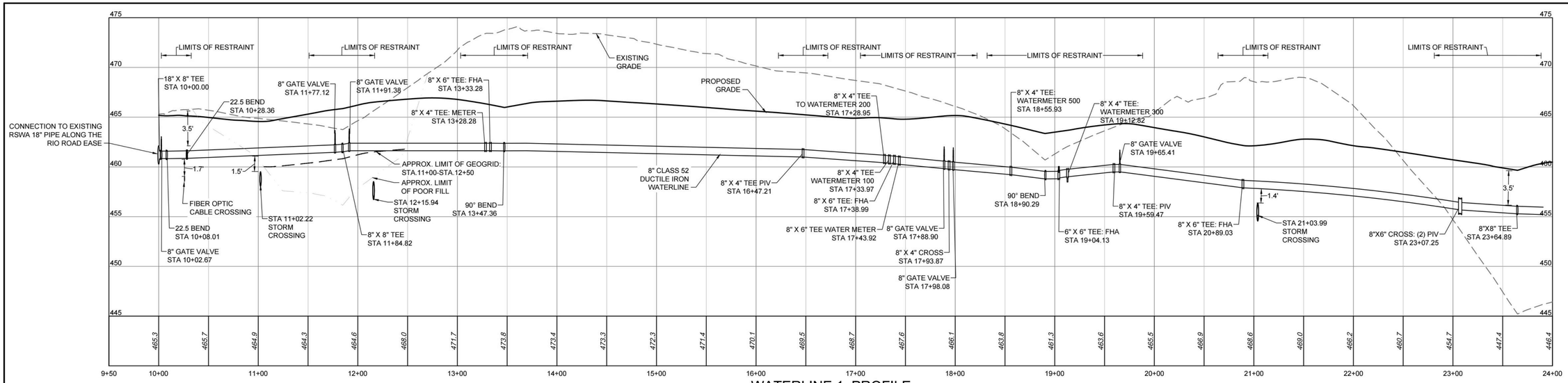
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RIO POINT
COUNTY OF ALBEMARLE, VA
STORM SEWER TABLES

JOB NO. 46883
SHEET NO. C7.6

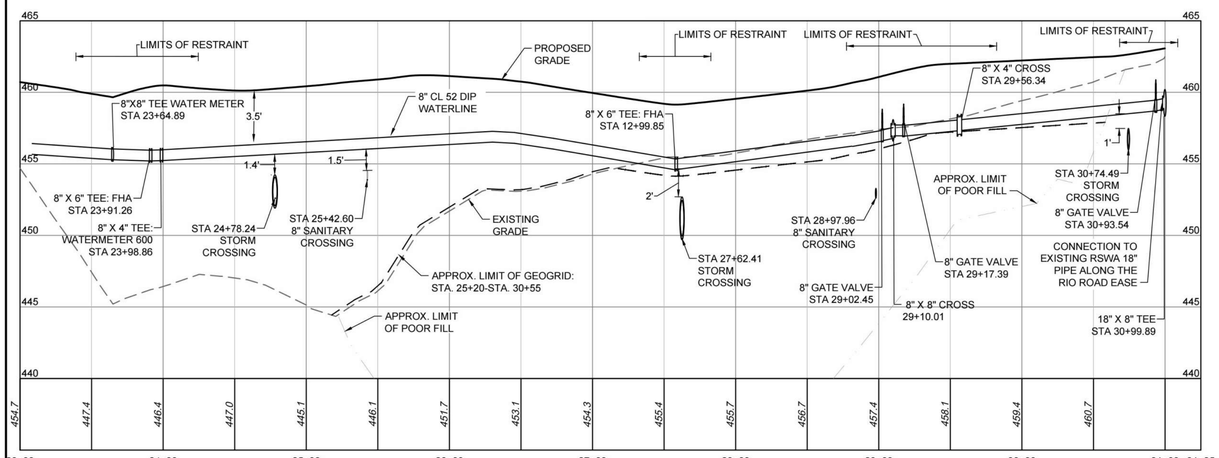
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WATERLINE 1 PROFILE

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

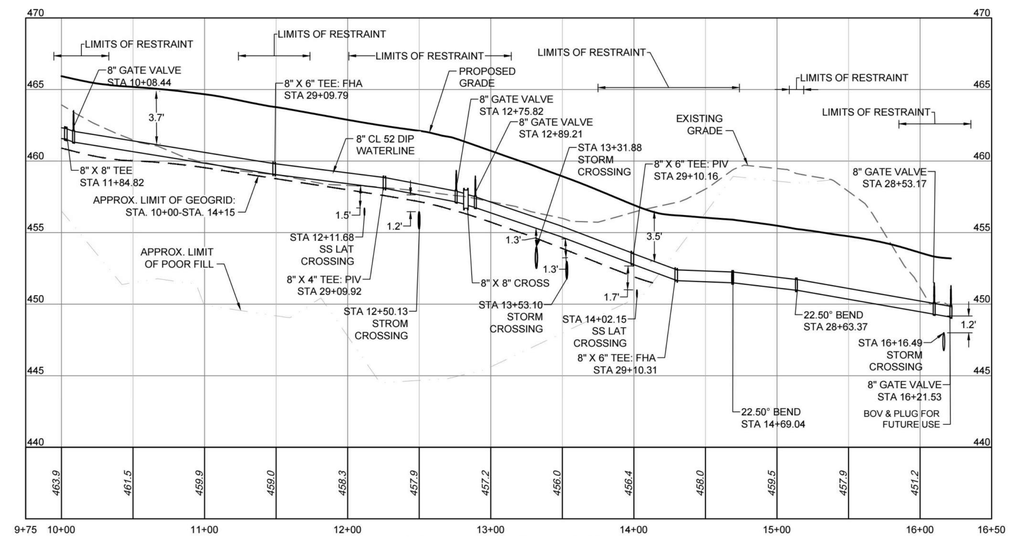


WATERLINE 1 PROFILE (CONTINUED)

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

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02/02/2024	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. BOLTON

SCALE
1" = 50'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
WATER LINE PROFILES

JOB NO.
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SANITARY PIPE TABLE				
PIPE NAME	**SIZE**	**LENGTH**	**SLOPE**	**BEARING**
Ex.Out	8"	106.91 LF	17.43%	S35° 24' 45"W
Ex.In	8"	38.80 LF	1.72%	N55° 11' 08"W
CO-200	6"	14.48 LF	2.00%	N23° 34' 02"W
CO-100	6"	9.03 LF	2.00%	N23° 18' 31"W
CO-300	6"	21.81 LF	2.00%	S66° 25' 55"W
CO-400	6"	18.55 LF	2.00%	S66° 25' 59"W
CO-600	6"	47.23 LF	2.00%	N66° 26' 00"E
CO-500	6"	44.00 LF	2.00%	S15° 46' 05"E
CO-900	6"	34.09 LF	2.00%	S23° 34' 01"E
CO-700	6"	52.89 LF	8.04%	S66° 22' 59"W
CO-800	6"	63.78 LF	2.00%	S80° 08' 02"W
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	8.00%	S66° 34' 38"E
13	8"	69.33 LF	8.00%	S19° 28' 21"W
15	8"	170.49 LF	2.75%	S54° 30' 13"W
17	8"	98.18 LF	4.00%	S23° 34' 00"E
19	8"	226.80 LF	1.20%	S23° 34' 00"E
21	8"	242.63 LF	0.75%	S66° 25' 46"W
23	8"	154.52 LF	5.00%	S67° 22' 31"E
25	8"	177.36 LF	0.60%	S23° 33' 47"E
27	8"	198.31 LF	0.60%	S23° 34' 01"E
29	8"	226.85 LF	0.60%	S23° 34' 03"E
31	8"	232.10 LF	0.60%	S66° 26' 02"W
33	6"	50.87 LF	0.60%	S56° 42' 58"W
35	8"	126.91 LF	2.50%	S66° 25' 42"W
37	8"	353.14 LF	0.60%	S66° 05' 03"W
39	8"	74.24 LF	0.60%	N23° 32' 34"W
41	8"	113.23 LF	2.65%	S23° 34' 50"E

SANITARY STRUCTURE TABLE			
STRUCTURE #	**TOP**	**STRUCTURE HEIGHT**	**DESCRIPTION**
2	410.44	7.71'	ACSA Manhole
4	409.36	5.69'	ACSA Manhole
6	410.08	5.53'	ACSA Manhole
8	411.63	5.78'	ACSA Manhole
10	418.19	11.65'	Private Manhole w Drop Connection
12	433.94	11.22'	Private Manhole w Drop Connection
14	448.43	13.63'	Private Manhole w Drop Connection
16	460.68	13.30'	Private Manhole w Drop Connection
18	462.25	4.92'	Private Manhole
20	465.12	4.77'	Private Manhole
22	467.00	4.73'	Private Manhole
24	448.78	12.11'	Private Manhole w Drop Connection
26	450.93	8.85'	Private Manhole w Drop Connection
28	452.56	9.19'	Private Manhole w Drop Connection
30	451.54	6.71'	Private Manhole
32	454.27	7.95'	Private Manhole w Drop Connection
34	451.29	4.56'	Private Manhole
36	454.67	4.67'	Private Manhole
38	459.74	10.14'	Private Manhole
40	456.71	6.59'	Private Manhole
42	462.35	7.85'	Private Manhole
CO-100	454.27	6.09'	6 " Cleanout
CO-200	455.77	4.73'	6 " Cleanout
CO-300	453.83	6.14'	6 " Cleanout
CO-400	451.79	5.42'	6 " Cleanout
CO-500	466.34	4.46'	6 " Cleanout
CO-600	464.39	5.89'	6 " Cleanout
CO-700	465.35	5.85'	6 " Cleanout
CO-800	457.60	6.08'	6 " Cleanout
CO-900	468.26	5.08'	6 " Cleanout
EX	405.56	3.91'	EX. MH.

COMMONWEALTH OF VIRGINIA
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COUNTY COMMENTS FSP & WPO	02/02/2024

DATE: 02/07/2022
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DESIGNED BY: C. BOLTON
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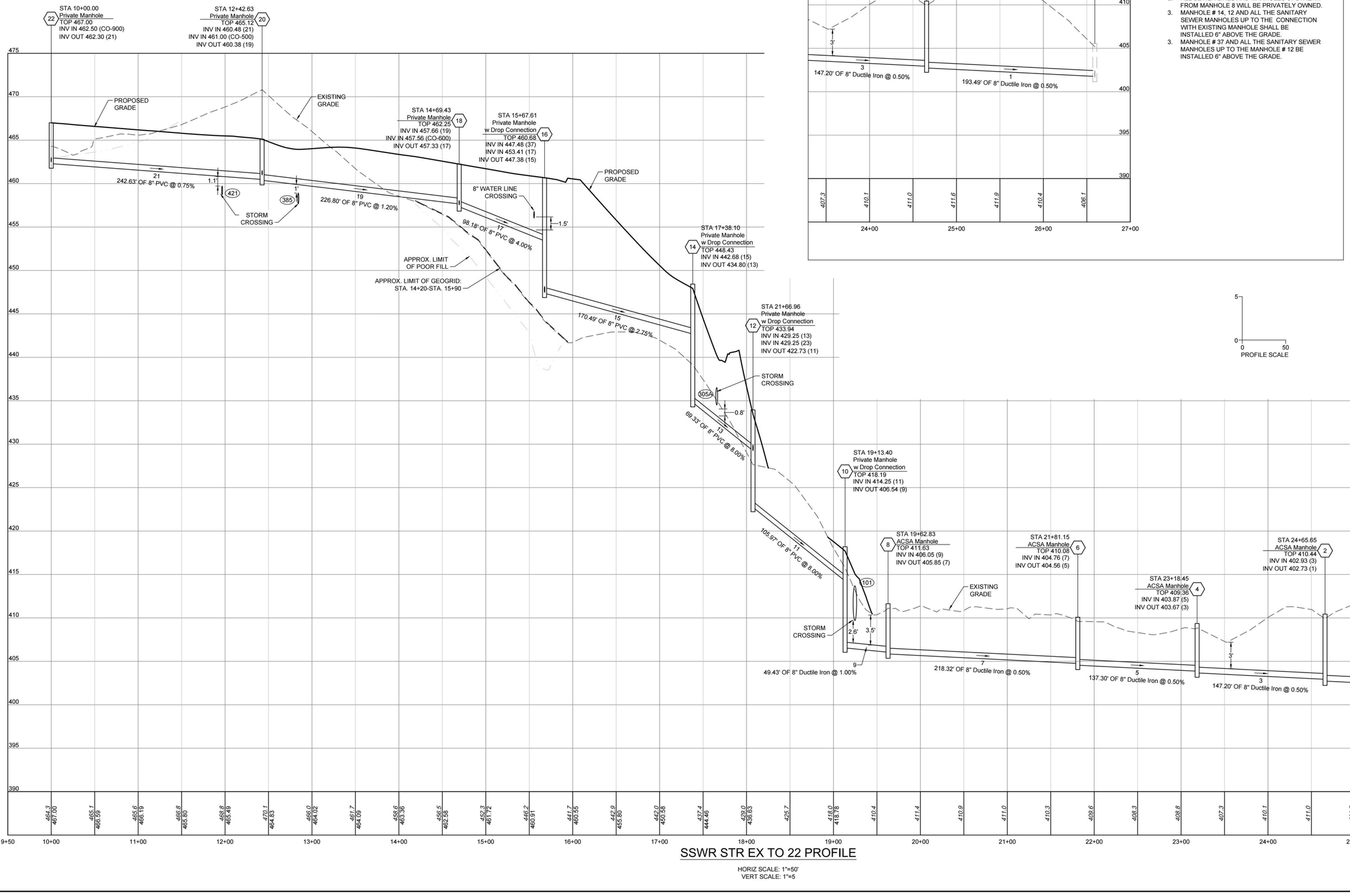
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RIO POINT
COUNTY OF ALBEMARLE, VA
SANITARY SEWER TABLES

JOB NO. 46883
SHEET NO. C9.1

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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.

COMMONWEALTH OF VIRGINIA
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R. VAN NIEKERK

DESIGNED BY
C. BOLTON

CHECKED BY
C. BOLTON

SCALE
1" = 50'

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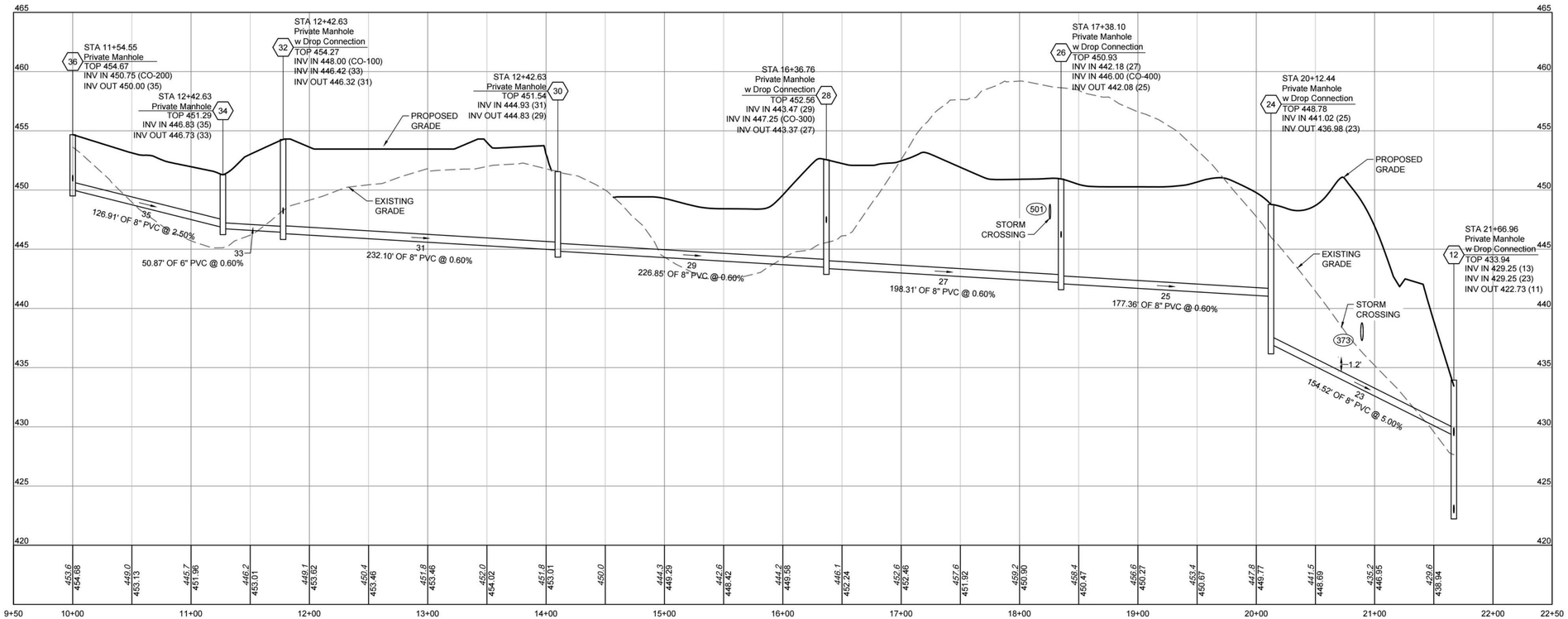
RIO POINT
COUNTY OF ALBEMARLE, VA
SANITARY SEWER LINE PROFILES

JOB NO.
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SHEET NO.
C9.2

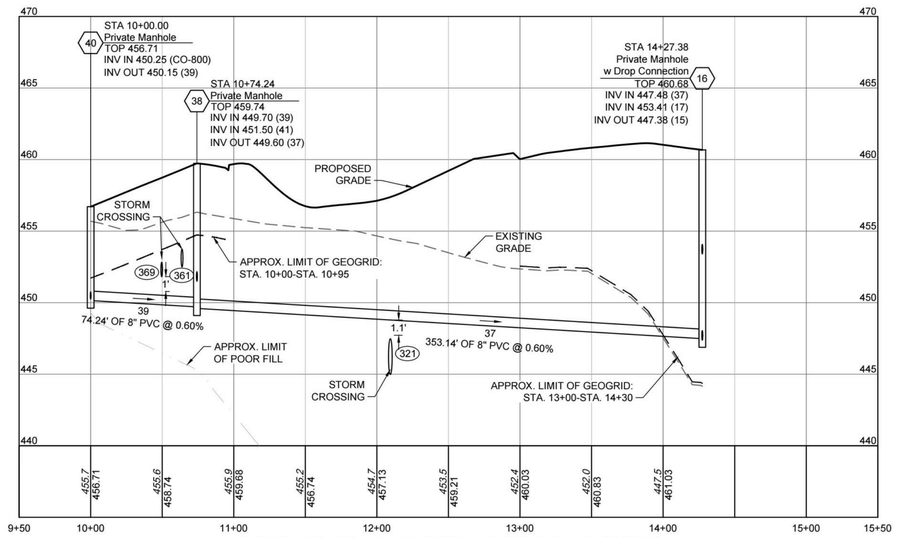
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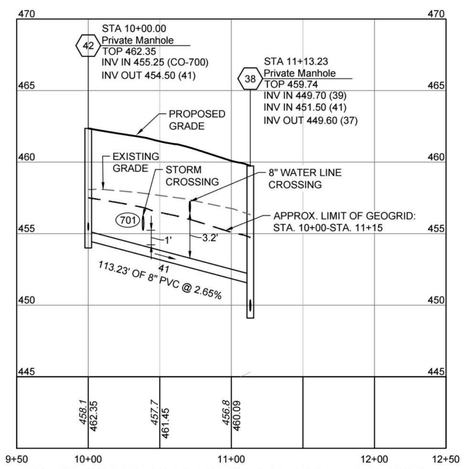
SSWR 12 TO 36 PROFILE (PRIVATE SEWER)

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



SSWR 16 TO 40 PROFILE (PRIVATE SEWER)

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



SSWR 38 TO 42 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.

5
0
0 50
PROFILE SCALE

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02/02/24
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA

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DESIGNED BY: C. BOLTON
CHECKED BY: C. BOLTON
SCALE: 1" = 50'

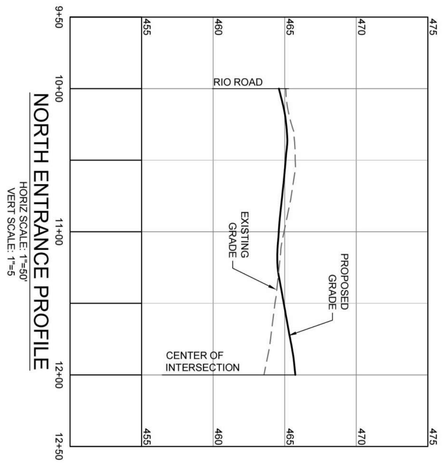
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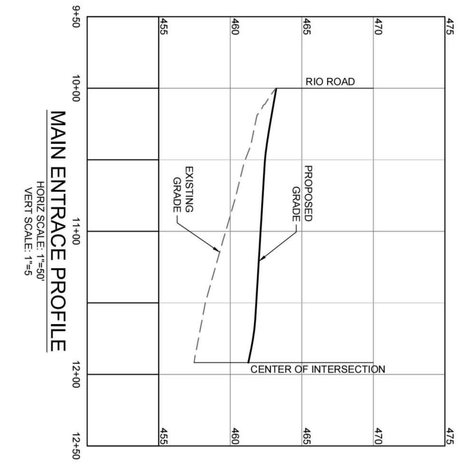
RIO POINT
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SANITARY SEWER LINE PROFILES

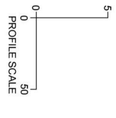
JOB NO. 46883
SHEET NO. C9.3

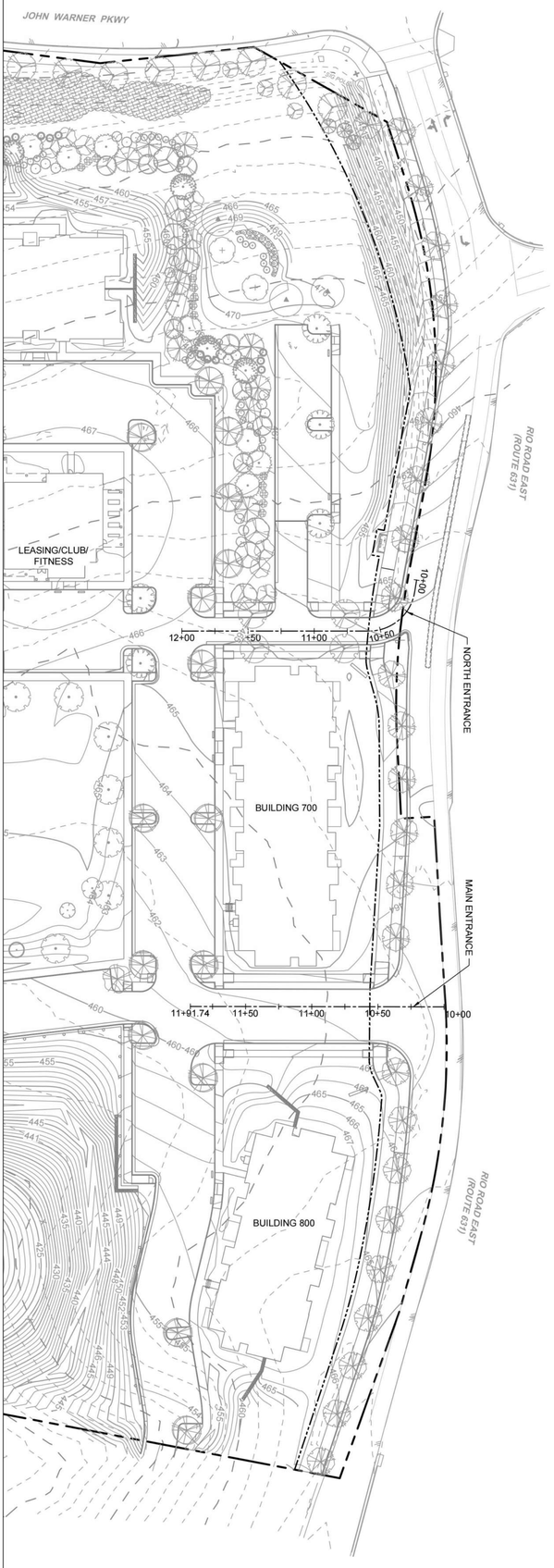
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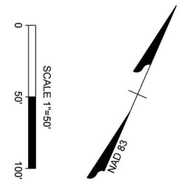
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RIO POINT

COUNTY OF ALBEMARLE, VA

ENTRANCE PROFILES

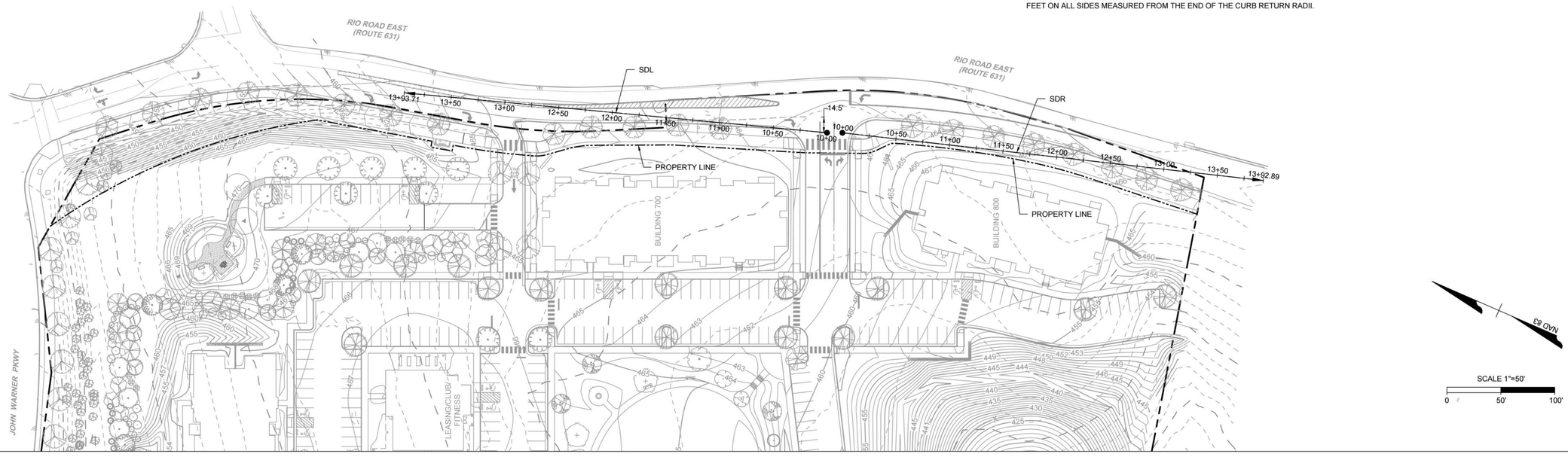
JOB NO.	SHEET NO.
46883	C10.0

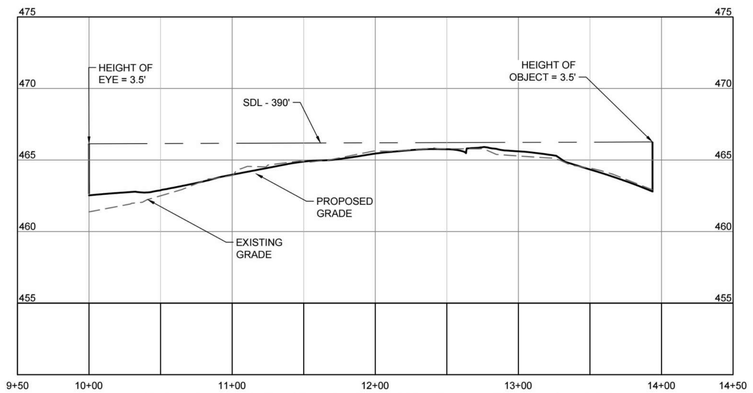
SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
1" = 50'	C. BOLTON	C. BOLTON	R. VAN NIEKERK	02/07/2022

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TREES, VEGETATION AND OTHER OBJECTS SHALL BE SPACED SO THAT THE SIGHT DISTANCE TRIANGLE FOR INTERSECTION SIGHT DISTANCE OR STOPPING SIGHT DISTANCE IS FREE OF ANY OBSTRUCTIONS THAT MAY BLOCK THE DRIVERS VIEW OF POTENTIAL CONFLICTING VEHICLES AND/OR PEDESTRIANS. TO MAINTAIN SIGHT LINES, TREES, VEGETATION AND OTHER OBJECTS SHALL BE RESTRICTED FROM CORNERS FOR DISTANCES OF 30 FEET ON ALL SIDES MEASURED FROM THE END OF THE CURB RETURN RADII.





INTERSECTION SIGHT DISTANCE PROFILE (LEFT)

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

SIGHT DISTANCE LEFT (SDL)
- REQUIRED: 390'
- PROVIDED: 390'

5
0
0 50
PROFILE SCALE

SIGHT DISTANCE RIGHT (SDR)
- REQUIRED: 390'
- PROVIDED: 390'+

5
0
0 50
PROFILE SCALE

COMMONWEALTH OF VIRGINIA
C. CAMPBELL BOLTON
Lic. No. 51495
02/02/24
PROFESSIONAL ENGINEER

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10/03/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

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

TIMMONS GROUP

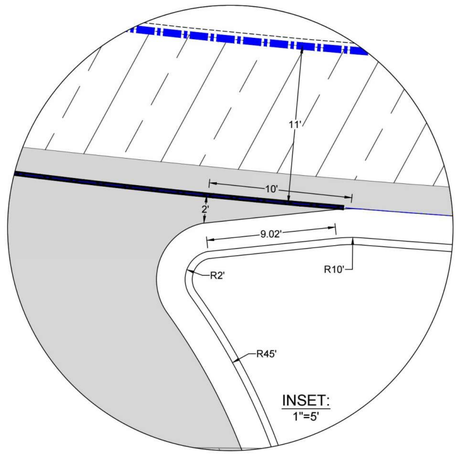
RIO POINT
COUNTY OF ALBEMARLE, VA

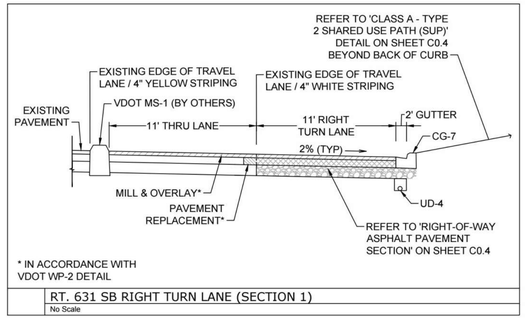
ENTRANCE SIGHT DISTANCE PROFILES

JOB NO. 46883
SHEET NO. C10.1

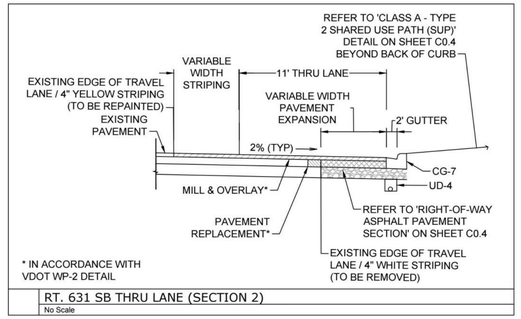
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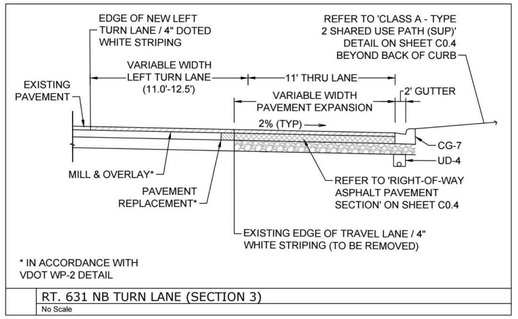




RT. 631 SB RIGHT TURN LANE (SECTION 1)
No Scale



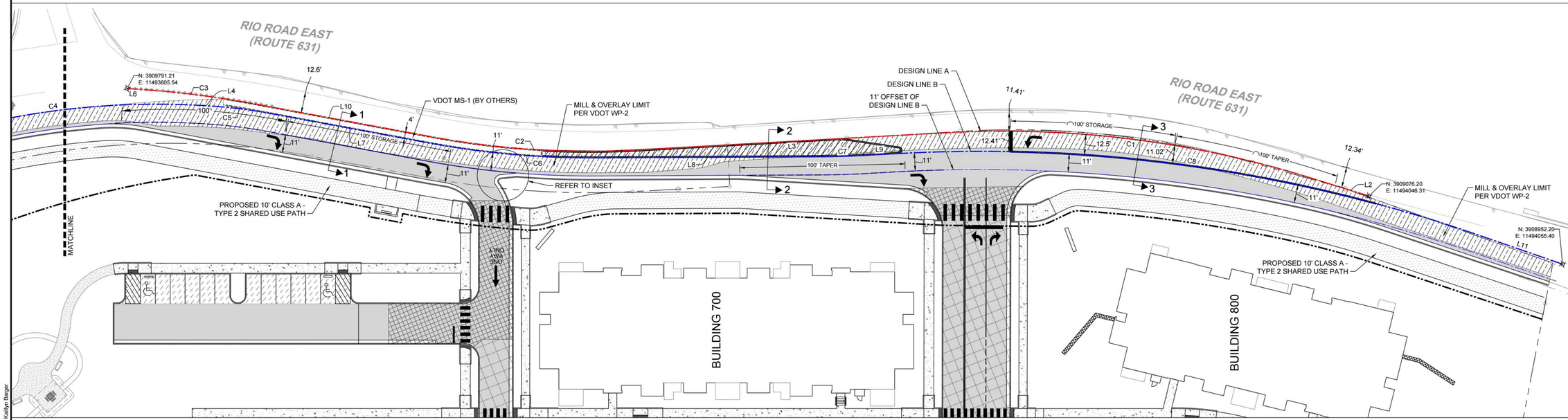
RT. 631 SB THRU LANE (SECTION 2)
No Scale

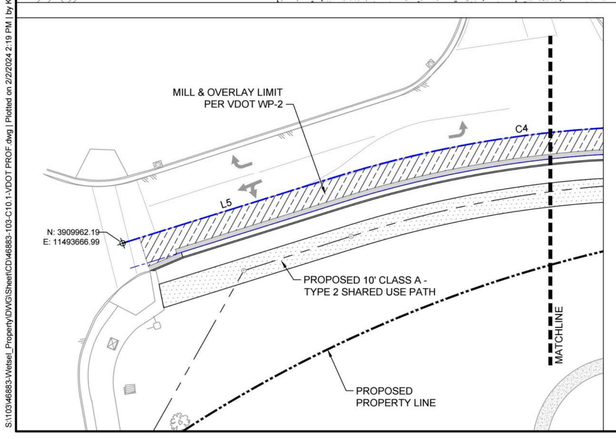


RT. 631 NB TURN LANE (SECTION 3)
No Scale

NOTES:

1. CONTRACTOR SHALL TEST A MINIMUM OF THREE (3) PAVEMENT TEST CORES ALONG RT631 (RIO ROAD) TO VERIFY EXISTING PAVEMENT DEPTHS PRIOR TO CONSTRUCTION OF IMPROVEMENTS WITHIN RIGHT-OF-WAY. PAVEMENT DEPTHS SHALL BE THE LARGER OF EXISTING PAVEMENT SECTION OR WHAT IS INDICATED ON THE 'RIGHT-OF-WAY ASPHALT PAVEMENT SECTION' DETAIL ON SHEET C0.4.
2. FOR SIGNAGE AND STRIPING NOTES, PLEASE REFER TO SHEETS C4.1 - C4.6.





CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	625.00	224.85	113.65	20°36'44"	N16°28'00"W	223.64
C2	525.00	126.03	63.32	13°45'14"	N19°53'46"W	125.72
C3	600.00	69.89	34.98	6°40'26"	N16°21'21"W	69.85
C4	475.00	171.69	86.79	20°42'37"	S30°30'38"E	170.76
C5	300.00	37.37	18.71	7°08'11"	S16°35'14"E	37.34
C6	529.00	99.99	50.14	10°49'46"	S18°26'02"E	99.84
C7	500.00	25.52	12.76	2°55'28"	S25°18'39"E	25.52
C8	921.00	358.82	181.71	22°19'20"	S15°36'43"E	356.55

LINE TABLE

LINE	LENGTH	BEARING
L2	35.95	N6°09'38"W
L3	186.51	N26°46'23"W
L4	3.09	S20°09'20"E
L5	92.90	S40°51'56"E
L6	7.68	N19°41'34"W
L7	98.42	S13°01'09"E
L8	137.95	S23°50'55"E
L9	19.23	S26°46'23"E
L10	108.60	N13°01'09"W
L11	53.69	S4°27'03"E

PLAN LEGENDS:

- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- SHARED USE PATH
- UNDERCUT WITH GEOGRID
- UNDERCUT WITHOUT GEOGRID
- HEAVY DUTY CONCRETE
- MILL & OVERLAY

NAD 83

SCALE 1"=30'
0 30' 60'

COMMONWEALTH OF VIRGINIA
C. CAMPBELL BOLTON
Lic. No. 51495
PROFESSIONAL ENGINEER
02/02/24

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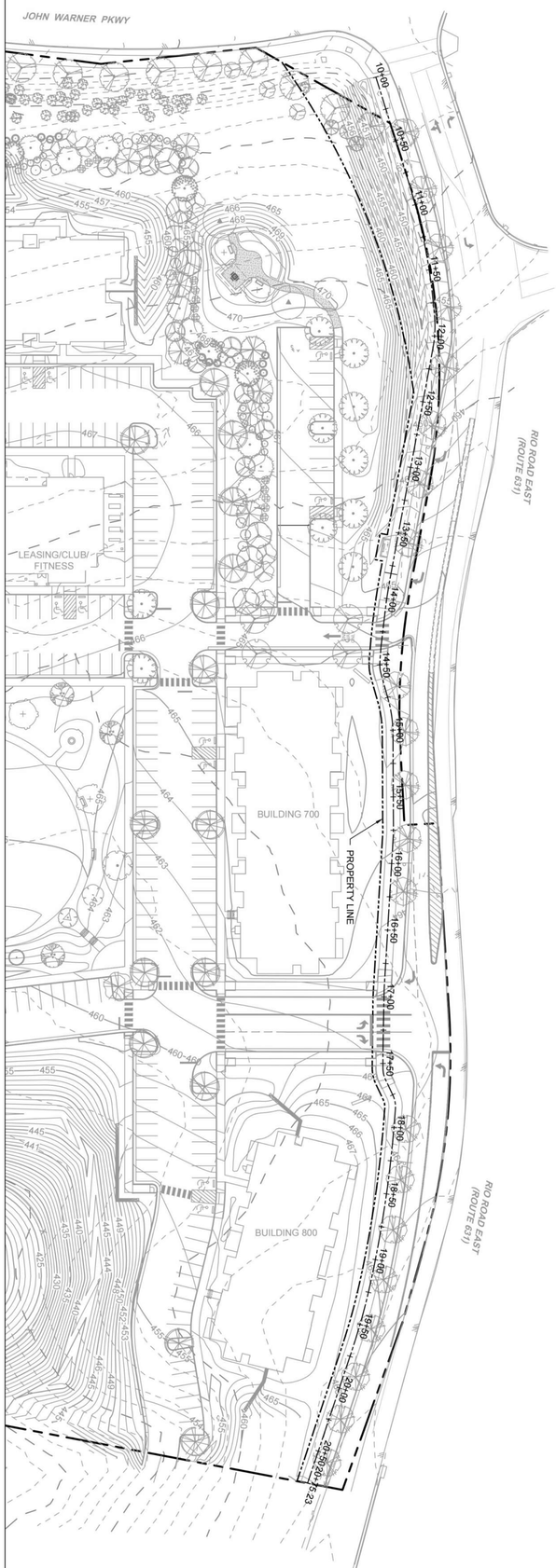
DATE: 02/07/2022
DRAWN BY: R. VAN NIEKERK
DESIGNED BY: C. BOLTON
CHECKED BY: C. BOLTON
SCALE: 1" = 50'

RIO POINT
COUNTY OF ALBEMARLE, VA
RIO ROAD IMPROVEMENTS

JOB NO. 46883
SHEET NO. C10.2

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NOTE: REFER TO SHEET C04 FOR THE TYPICAL SHARED USE PATH SECTION. THE CONSTRUCTION, INSPECTION, AND ACCEPTANCE OF THE SHARED USE PATH SHALL BE IN ACCORDANCE WITH THE VDOT ROAD DESIGN MANUAL APPENDIX A(1).

SCALE 1"=50'
0
50'
100'

NORTH

PROFILE SCALE
0
5'
0
50

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COUNTY OF ALBEMARLE, VA

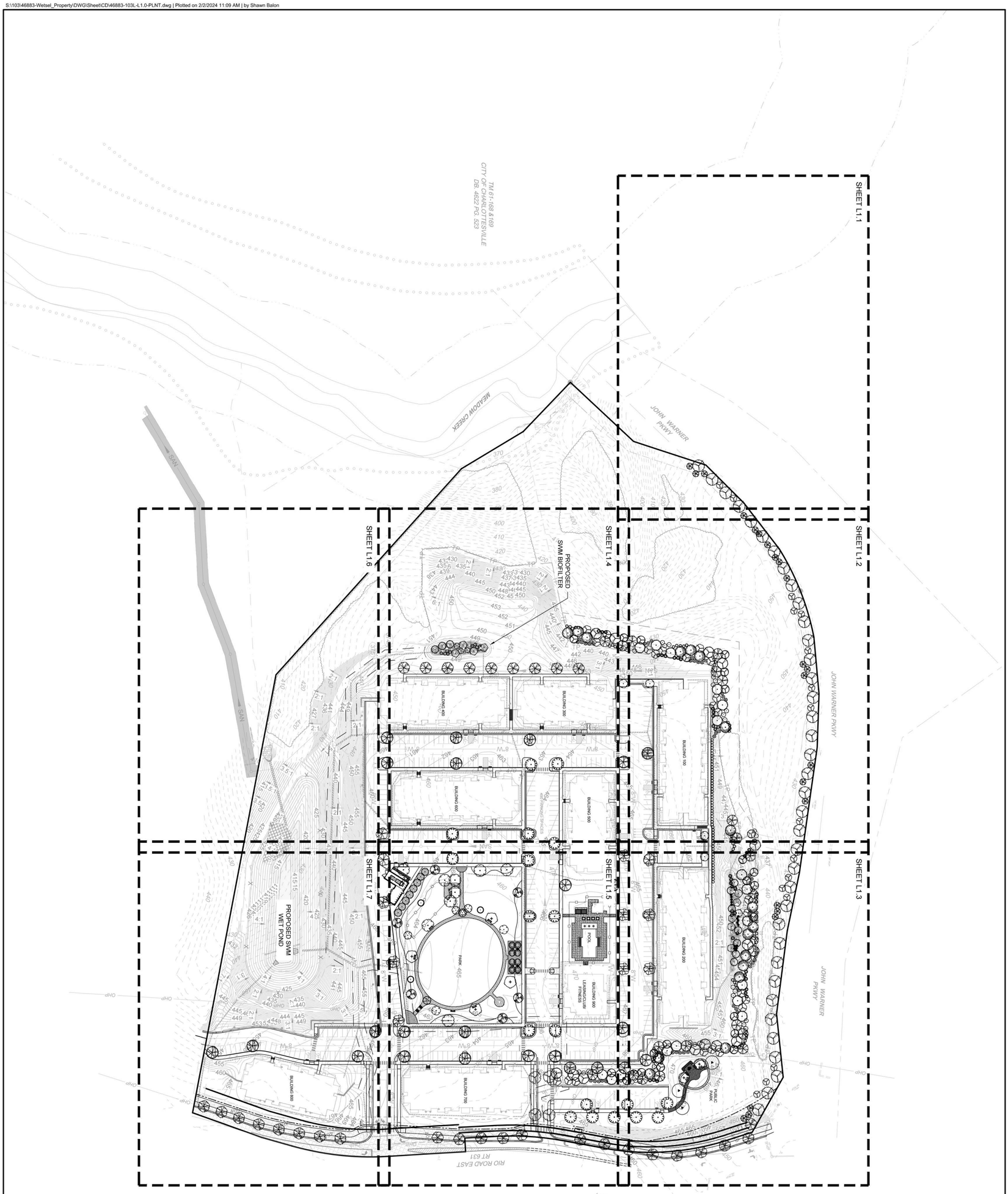
SHARED USE PATH PROFILE

SHEET NO.	JOB NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
C10.3	46883	1" = 50'	C. BOLTON	C. BOLTON	R. VAN NIEKERK	02/07/2022

DATE	REVISION DESCRIPTION
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0 80' 160'

SCALE 1"=80'

NAD 83

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SHAWN M. BALON
No. 2067
LANDSCAPE ARCHITECT
02/02/24

RIO POINT

COUNTY OF ALBEMARLE, VA

OVERALL LANDSCAPE PLAN

SHEET NO.	L1.0
JOB NO.	46883
SCALE	1" = 80'
CHECKED BY	S. BALON
DESIGNED BY	S. BALON
DRAWN BY	M. RACHNER
DATE	02/07/2022

DATE	REVISION DESCRIPTION
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NOTES:

- SEE SHEET L2.1 FOR TREE SPECIES AND QUANTITIES
- SEE SHEET L2.1 FOR FULL PLANT SCHEDULE, QUANTITIES, AND LANDSCAPE REQUIREMENTS
- P.A.=PLANTING AREA
- SEE SHEET L2.1 FOR FULL SPECIFICATIONS OF BIORETENTION PLANTINGS

EXISTING TREE CANOPY TO BE PRESERVED
-

NAD 83

SCALE 1"=20'

0 20' 40'

COMMONWEALTH OF VIRGINIA
SHAWN M. BALON
No. 2067
02/02/24
LANDSCAPE ARCHITECT

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02/02/2024	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
M. RACHNER

DESIGNED BY
S. BALON

CHECKED BY
S. BALON

SCALE
1" = 20'

TIMMONS GROUP

RIO POINT

COUNTY OF ALBEMARLE, VA

LANDSCAPE PLAN

JOB NO.
46883

SHEET NO.
L1.1

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BIORETENTION - SHRUBS		
	ARO ARB	ARONIA ARBUTIFOLIA
	CEP OCC	CEPHALANTHUS OCCIDENTALIS
	COR AME	CORYLUS AMERICANA
	HYP PRO	HYPERICUM PROLIFICUM
BUFFER SHRUBS		
	RHU GLA	RHUS GLABRA
	SPI VAN	SPIRAEA X VANHOUTTEI
	VIB RHY	VIBURNUM DENTATUM 'CHICAGO LUSTRE'
GROUND COVERS		
	SED AU3	SEDUM X 'AUTUMN JOY'

BIORETENTION PLANTING	CODE	BOTANICAL NAME
	CHA LAT	CHASMANTHIUM LATIFOLIUM
	EUP SAV	EUPATORIUM PURPUREUM
	IRI VER	IRIS VERSICOLOR
	LOB CAR	LOBELIA CARDINALIS
	PAN VIR	PANICUM VIRGATUM

EXISTING TREE CANOPY TO BE PRESERVED
-

NOTES:
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- SEE SHEET L2.1 FOR FULL PLANT SCHEDULE, QUANTITIES, AND LANDSCAPE REQUIREMENTS
- P.A.=PLANTING AREA
- SEE SHEET L2.1 FOR FULL SPECIFICATIONS OF BIORETENTION PLANTINGS

NAD 83

SCALE 1"=20'
0 20' 40'

TREE PROTECTION FENCE

EXISTING TREE CANOPY TO BE PRESERVED

BUILDING 100

BUILDING MOUNTED LIGHTING FIXTURES

LIGHTING FIXTURE, TYP.

MATCHLINE SHEET L1.1

MATCHLINE SHEET L1.2

MATCHLINE SHEET L1.3

MATCHLINE SHEET L1.4

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SHAWN M. BALON
No. 2067
02/02/24
LANDSCAPE ARCHITECT

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10/13/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

DATE 02/07/2022
DRAWN BY M. RACHNER
DESIGNED BY S. BALON
CHECKED BY S. BALON
SCALE 1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LANDSCAPE PLAN

JOB NO. 46883
SHEET NO. L1.2

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BIORETENTION - SHRUBS		
	ARO ARB	ARONIA ARBUTIFOLIA
	CEP OCC	CEPHALANTHUS OCCIDENTALIS
	COR AME	CORYLUS AMERICANA
	HYP PRO	HYPERICUM PROLIFICUM
BUFFER SHRUBS		
	RHU GLA	RHUS GLABRA
	SPI VAN	SPIRAEA X VANHOUTTEI
	VIB RHY	VIBURNUM DENTATUM 'CHICAGO LUSTRE'
GROUND COVERS		
	SED AU3	SEDUM X 'AUTUMN JOY'

NOTES:
- SEE SHEET L2.1 FOR TREE SPECIES AND QUANTITIES
- SEE SHEET L2.1 FOR FULL PLANT SCHEDULE, QUANTITIES, AND LANDSCAPE REQUIREMENTS
- P.A.=PLANTING AREA
- SEE SHEET L2.1 FOR FULL SPECIFICATIONS OF BIORETENTION PLANTINGS

BIORETENTION PLANTING	CODE	BOTANICAL NAME
	CHA LAT	CHASMANTHIUM LATIFOLIUM
	EUP SAV	EUPATORIUM PURPUREUM
	IRI VER	IRIS VERSICOLOR
	LOB CAR	LOBELIA CARDINALIS
	PAN VIR	PANICUM VIRGATUM

EXISTING TREE CANOPY TO BE PRESERVED
-

NAD 83

SCALE 1"=20'
0 20' 40'

JOHN WARNER PKWY

TREE PROTECTION FENCE

EXISTING TREE CANOPY TO BE PRESERVED

LIGHTING FIXTURE, TYP.

BUILDING 200

PUBLIC PARK

PUBLIC ART

FINAL LANDSCAPE PLAN TO BE COORDINATED CONCURRENTLY WITH PUBLIC ART DESIGN; PUBLIC ART DESIGN TO BE COORDINATED WITH ACPR FOLLOWING THE SITE PLAN APPROVAL.

TRAILHEAD PAVILION REFER TO ARCHITECTURE

NOTE: ALL CIRCULATION BETWEEN PARKING LOT AND PUBLIC PARK MEET ADA STANDARDS; SEE CIVIL SHEET C5.2

BUILDING MOUNTED LIGHTING FIXTURES

LIGHTING FIXTURE, TYP.

MATCHLINE SHEET L1.2

MATCHLINE SHEET L1.3

MATCHLINE SHEET L1.3

MATCHLINE SHEET L1.5

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No. 2067
02/02/24
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02/02/2024	COUNTY COMMENTS FSP & WPO

DATE 02/07/2022
DRAWN BY M. RACHNER
DESIGNED BY S. BALON
CHECKED BY S. BALON
SCALE 1" = 20'

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RIO POINT
COUNTY OF ALBEMARLE, VA
LANDSCAPE PLAN

JOB NO. 46883
SHEET NO. L1.3

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PLANT KEY		
SYMBOL	CODE	BOTANICAL NAME
SHRUBS		
	ILE VER	ILEX VERTICILLATA 'RED SPRITE'
	ILE SCH	ILEX VOMITORIA 'SCHILLINGS'
	RHO CAT	RHODODENDRON CATAWBIENSE 'ROSEUM ELEGANS'
BIORETENTION - SHRUBS		
	ARO ARB	ARONIA ARBUTIFOLIA
	CEP OCC	CEPHALANTHUS OCCIDENTALIS
	COR AME	CORYLUS AMERICANA
	HYP PRO	HYPERICUM PROLIFICUM
BUFFER SHRUBS		
	RHU GLA	RHUS GLABRA
	SPI VAN	SPIRAEA X VANHOUTTEI
	VIB RHY	VIBURNUM DENTATUM 'CHICAGO LUSTRE'
GROUND COVERS		
	SED AU3	SEDUM X 'AUTUMN JOY'
BIORETENTION PLANTING		
	CHA LAT	CHASMANTHIUM LATIFOLIUM
	EUP SAV	EUPATORIUM PURPUREUM
	IRI VER	IRIS VERSICOLOR
	LOB CAR	LOBELIA CARDINALIS
	PAN VIR	PANICUM VIRGATUM

EXISTING TREE CANOPY TO BE PRESERVED
-

NOTES:
- SEE SHEET L2.1 FOR TREE SPECIES AND QUANTITIES
- SEE SHEET L2.1 FOR FULL PLANT SCHEDULE, QUANTITIES, AND LANDSCAPE REQUIREMENTS
- P.A.=PLANTING AREA
- SEE SHEET L2.1 FOR FULL SPECIFICATIONS OF BIORETENTION PLANTINGS

NAD 83

SCALE 1"=20'
0 20' 40'

MATCHLINE SHEET L1.2
MATCHLINE SHEET L1.4

BUILDING 300
BUILDING 500
490 PARKING SPACES
BUILDING 400
BUILDING 600

LIGHTING FIXTURE, TYP.
BUILDING MOUNTED LIGHTING FIXTURES
LIGHTING FIXTURE, TYP.

TREE PROTECTION FENCE
EXISTING TREE CANOPY TO BE PRESERVED

MATCHLINE SHEET L1.4
MATCHLINE SHEET L1.5
MATCHLINE SHEET L1.4
MATCHLINE SHEET L1.6

COMMONWEALTH OF VIRGINIA
SHAWN M. BALON
No. 2067
02/02/24
LANDSCAPE ARCHITECT

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COUNTY COMMENTS FSP & WPO	06/02/2023
COUNTY COMMENTS FSP & WPO	11/03/2023
COUNTY COMMENTS FSP & WPO	02/02/2024

DATE 02/07/2022
DRAWN BY M. RACHNER
DESIGNED BY S. BALON
CHECKED BY S. BALON
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

POOL

LEASING/CLUB/
FITNESS

12 PARKING
SPACES

LIGHTING FIXTURE, TYP.

BUILDING MOUNTED
LIGHTING FIXTURES

LIGHTING FIXTURE, TYP.

PARK

DOG PARK

BUILDING 700

P.A.

SAN

8"W

CHIP

OHP

NOTES:

- SEE SHEET L2.1 FOR TREE SPECIES AND QUANTITIES
- SEE SHEET L2.1 FOR FULL PLANT SCHEDULE, QUANTITIES, AND LANDSCAPE REQUIREMENTS
- P.A.=PLANTING AREA
- SEE SHEET L2.1 FOR FULL SPECIFICATIONS OF BIORETENTION PLANTINGS

NAD 83

SCALE 1"=20'

0 20' 40'

COMMONWEALTH OF VIRGINIA
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DATE 02/07/2022
DRAWN BY M. RACHNER
DESIGNED BY S. BALON
CHECKED BY S. BALON
SCALE 1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LANDSCAPE PLAN

JOB NO. 46883
SHEET NO. L1.5

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MATCHLINE SHEET L1.4

MATCHLINE SHEET L1.6

LIGHTING FIXTURE, TYP.

EXISTING TREE CANOPY TO BE PRESERVED

ACSA EASEMENT DB__PG__

MATCHLINE SHEET L1.6

MATCHLINE SHEET L1.7

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

NOTES:

- SEE SHEET L2.1 FOR TREE SPECIES AND QUANTITIES
- SEE SHEET L2.1 FOR FULL PLANT SCHEDULE, QUANTITIES, AND LANDSCAPE REQUIREMENTS
- P.A.=PLANTING AREA
- SEE SHEET L2.1 FOR FULL SPECIFICATIONS OF BIORETENTION PLANTINGS

EXISTING TREE CANOPY TO BE PRESERVED
-

NAD 83

SCALE 1"=20'

0 20' 40'

COMMONWEALTH OF VIRGINIA
SHAWN M. BALON
No. 2067
02/02/24
LANDSCAPE ARCHITECT

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RIO POINT
COUNTY OF ALBEMARLE, VA
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MATCHLINE SHEET L1.5

MATCHLINE SHEET L1.7

MATCHLINE SHEET L1.6

MATCHLINE SHEET L1.7

LIGHTING FIXTURE, TYP.

BUILDING MOUNTED LIGHTING FIXTURES

BUILDING 800

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SDP-2021-00045
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NAD 83

SCALE 1"=20'
0 20' 40'

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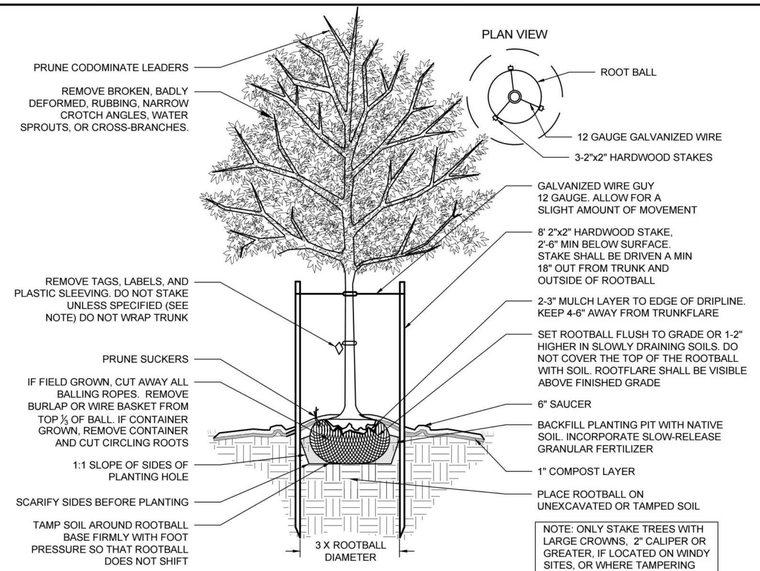
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RIO POINT
COUNTY OF ALBEMARLE, VA
LANDSCAPE PLAN

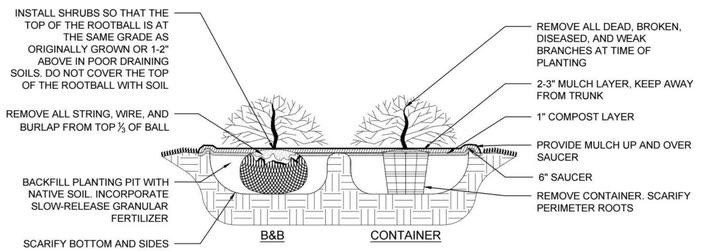
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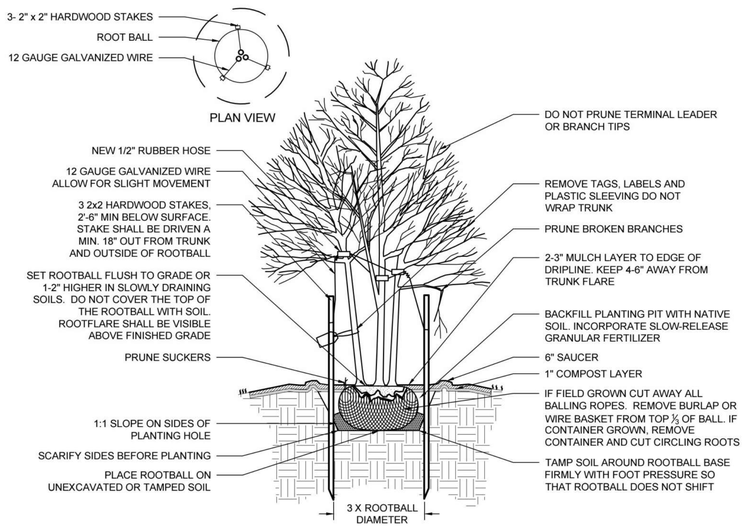
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1 DECIDUOUS TREE - STAKING SPECIFIED
NOT TO SCALE



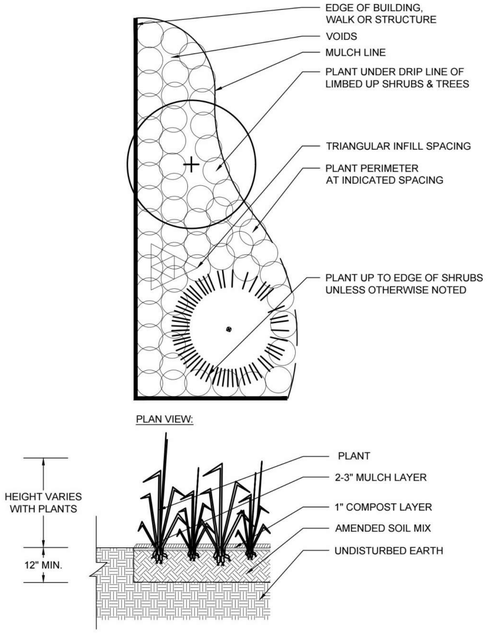
2 SHRUB PLANTING
NOT TO SCALE



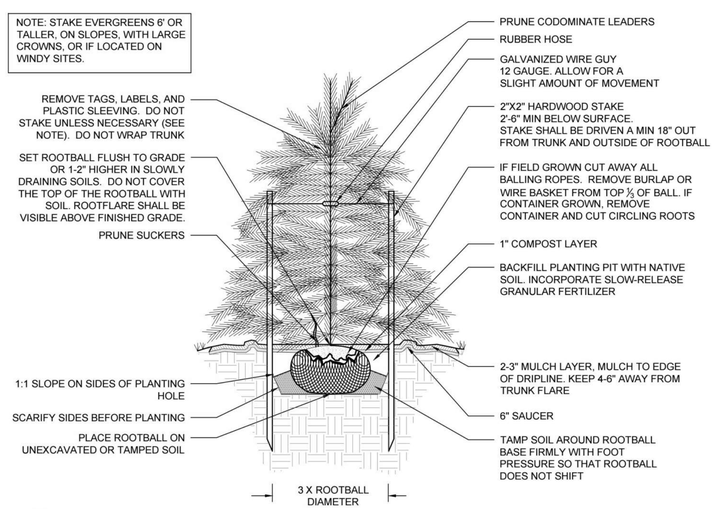
3 MULTI-STEM TREE - STAKING SPECIFIED
NOT TO SCALE

VDOT NOTES:

- TREES, VEGETATION AND OTHER OBJECTS SHALL BE SPACED SO THAT THE SIGHT DISTANCE TRIANGLE FOR INTERSECTION SIGHT DISTANCE OR STOPPING SIGHT DISTANCE IS FREE OF ANY OBSTRUCTIONS THAT MAY BLOCK THE DRIVER'S VIEW OF POTENTIAL CONFLICTING VEHICLES AND/OR PEDESTRIANS. TO MAINTAIN SIGHT LINES, TREES, VEGETATION AND OTHER OBJECTS SHALL BE RESTRICTED FROM CORNERS FOR DISTANCES OF 30 FEET ON ALL SIDES MEASURED FROM THE END OF THE CURB RETURN RADII.



4 GROUNDCOVER/ PERENNIAL PLANTING
NOT TO SCALE



5 EVERGREEN TREE - STAKING SPECIFIED
NOT TO SCALE

PLANT HEALTH NOTES:

- ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.

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 10.11.2023 **(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.
- ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.

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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	10,377 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	49 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	3 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) = 184,384 SF

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	CANOPY
AMENITY SPACE							
	BET GLS	8	BETULA NIGRA 'CULLY IMPROVED'	HERITAGE® IMPROVED RIVER BIRCH MULTI-TRUNK	2.5" CAL.	B&B	397SF
	CER JAP	2	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2.5" CAL.	B&B	222SF
	CLA KEN	4	CLADRASTIS KENTUKEA 'PERKINS PINK'	AMERICAN YELLOWWOOD	2.5" CAL.	B&B	254SF
	MAG STE	10	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	2.5" CAL.	B&B	94SF
	NYS ELD	2	NYSSA SYLVATICA 'JFS-RED'	FIRESTARTER® TUPELO	2.5" CAL.	B&B	151SF
	PLA OCC	9	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2.5" CAL.	B&B	214SF
	PRU JNH	14	PRUNUS SERRULATA `KANZAN`	KANZAN JAPANESE FLOWERING CHERRY	2.5" CAL.	B&B	87SF
	QUE COC	3	QUERCUS COCCINEA	SCARLET OAK	2.5" CAL.	B&B	419SF
BIORETENTION - UNDERSTORY TREES							
	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							
	COR CHI	16	CORNUS FLORIDA 'CHEROKEE CHIEF'	CHEROKEE CHIEF DOGWOOD	2.5" CAL.	B&B	124SF
	MAG SWE	22	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2.5" CAL.	B&B	113SF
	QUE FAL	37	QUERCUS FALCATA	SOUTHERN RED OAK	3.5" CAL.	B&B	424SF
STREET TREES							
	NYS SYL	31	NYSSA SYLVATICA	TUPELO	2.5" CAL.	B&B	123SF
	QUE SHU	4	QUERCUS SHUMARDII	SHUMARD OAK	2.5" CAL.	B&B	329SF
EVERGREEN TREES							
	CRY JAP	8	CRYPTOMERIA JAPONICA 'BENJAMIN FRANKLIN'	BENJAMIN FRANKLIN JAPANESE CEDAR	6`-8` HT.	B&B	123SF
BUFFER TREES							
	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							
	FAG GRA	19	FAGUS GRANDIFOLIA	AMERICAN BEECH	2.5" CAL.	B&B	227SF
	LIQ ROT	11	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM	2.5" CAL.	B&B	206SF
	QUE CEN	4	QUERCUS BICOLOR 'BONNIE AND MIKE'	BEACON® OAK	2" CAL.	B&B	
	QUE PHE	24	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B	370SF
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
SHRUBS							
	ILE VER	18	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	24" HT./SPRD.	CONTAINER	48" o.c.
	ILE SCH	33	ILEX VOMITORIA 'SCHILLINGS'	SCHILLINGS YAUPON HOLLY	24" HT./SPRD.		60" o.c.
	RHO CAT	84	RHODODENDRON CATAWBIENSE 'ROSEUM ELEGANS'	WHITE CATAWBA RHODODENDRON	3-5 GAL.	CONTAINER	60" o.c.
BIORETENTION - SHRUBS							
	ARO ARB	15	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3-5 GAL.	CONTAINER	48" o.c.
	CEP OCC	10	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	3-5 GAL.	CONTAINER	72" o.c.
	COR AME	3	CORYLUS AMERICANA	AMERICAN HAZELNUT	3-5 GAL.	CONTAINER	120" o.c.
	HYP PRO	10	HYPERICUM PROLIFICUM	SHRUBBY ST. JOHNSWORT	3-5 GAL.	CONTAINER	72" o.c.
BUFFER SHRUBS							
	RHU GLA	36	RHUS GLABRA	SMOOTH SUMAC	3-5 GAL.	CONTAINER	96" o.c.
	SPI VAN	33	SPIRAEA X VANHOUTTEI	VANHOUTTE SPIREA	3-5 GAL.	CONTAINER	72" o.c.
	VIB RHY	49	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	ARROWWOOD VIBURNUM	3-5 GAL.	CONTAINER	72" o.c.
GROUND COVERS							
	SED AU3	152	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL.	CONTAINER	18" o.c.
BIORETENTION PLANTING							
	CHA LAT	527	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	4" POT	CONTAINER	18" o.c.
	EUP SAV	398	EUPATORIUM PURPUREUM	JOE PYE WEED	4" POT	CONTAINER	24" o.c.
	IRI VER	390	IRIS VERSICOLOR	BLUE FLAG	4" POT	CONTAINER	12" o.c.
	LOB CAR	824	LOBELIA CARDINALIS	CARDINAL FLOWER	4" POT	CONTAINER	18" o.c.
	PAN VIR	1,505	PANICUM VIRGATUM	SWITCH GRASS	4" POT	CONTAINER	12" o.c.

NOTES:

- REFER TO THE ENHANCED PLANTING PLANS FOR ADDITIONAL PLANTING AND SCREENING SHRUBS (240 SHRUBS) AT BUILDING UTILITIES.

COMMONWEALTH OF VIRGINIA
SHAWN M. BALON
No. 2067
02/02/24
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SHEET NO. L2.1

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SITE AMENITY LEGEND

SYMBOL	DESCRIPTION	QTY	MANF.	MODEL #	COLOR	TYPE/FINISH	SIZE	MOUNTING	WEBSITE	CONTACT	CONTACT INFO	DETAIL	NOTES
F-101	METAL FENCE	675 LF										DT.3, SH. L4.3	
F-102	PEDESTRIAN GATE	2 EA										DT.1, SH. L4.3	
FN-101	BENCH TYPE 1	2 EA	VICTOR STANLEY	FBF-50	BLACK		8'L	IN-GROUND MOUNT	WWW.VICTORSTANLEY.COM			DT.1, SH. L4.0	
FN-102	BENCH TYPE 2	7 EA	MAGLIN	MBE-2300-00017	BLACK	IPE WOOD	6'L	SURFACE MOUNT	WWW.MAGLIN.COM			DT.2, SH. L4.0	
FN-103	BENCH TYPE 3	4 EA	MAGLIN		BLACK	IPE WOOD	4'L	SURFACE MOUNT	WWW.MAGLIN.COM			DT.3, SH.L4.0	
FN-104	TABLE & CHAIRS TYPE 1	SEE NOTES	MAGLIN	1700 SERIES FORO	BRONZE14	MATTE		FREESTANDING				DT.4&5, SH.L4.0	QUANTITY FOR TABLES AND CHAIRS INCLUDE: 5 TABLES, 20 CHAIRS
FN-105	TABLE & CHAIRS TYPE 2	SEE NOTES	MAGLIN	1100 SERIES	BRONZE14	MATTE		SURFACE MOUNT	WWW.MAGLIN.COM			DT.1, SH.L4.1	2 ADA TABLES (MTB-1100-00004), 2 4-CHAIR TABLES (MTB-1100-00001) REFER TO PLAN FOR LOCATION
FN-106	DOG DRINKING FOUNTAIN	1 EA		513-1019	GREEN		32" H X 6-5/8" DIA. 19-5/8" W	SURFACE MOUNT	WWW.THEPARKCATALOG.COM			DT.3, SH.L4.2	SEE CIVIL PLANS FOR WATER SERVICE,INSTALLED ONTO 48"SQR CONC. SLAB
FN-106	TABLE & CHAIRS TYPE 3	1 EACH	ANOVA	D1308	BLACK	MATTE	30" H X 70" W X 75" L	SURFACE MOUNT	ANOVAFURNISHINGS.COM			DT. 2, SH. L4.1	
K-101	KAFKA STABILIZED DECOMPOSED GRANITE PATH	4,952 SF	KAFKA		MIDNIGHT BLUE	STABILIZED	1/4" MINUS AT 3" DEPTH		WWW.KAFKAGRANITE.COM			DT.3, SH.L4.4	
K-102	DECORATIVE STONE	156 SF	RIVER JACK STONE				3"-5"		WWW.STONECENTEROFVA.COM			DT. 4, SH. L4.4	
P-101	UNIT PAVER TYPE 1	208 SF	TECHO-BLOC		SHALE GREY	SMOOTH	6" X 12" X 2-3/8""		WWW.TECHO-BLOC.COM			DT.1, SH.L4.4	EDGE: BULLNOSE ALONG 6" SIDE
P-102	STAMPED CONCRETE	1,847 SF	SIKA		SEE DETAIL	BLUESTONE	18" X 36"		USA.SIKA.COM			DT.2, SH.L4.4	
P-103	STANDARD CONCRETE	6,048 SF				KOOL DECK	4' X 4' SCORE JOINTS						KOOL DECK APPLIED TO FINISH
P-103	STANDARD CONCRETE	218 SF					4' X 4' SCORE JOINTS						
S-101	PARK PAVILION	1 EA	CUSTOM										SEE ARCHITECTURAL PLANS
S-102	SHADE STRUCTURE AT POOL	2 EA	POLIGON	TREF-8X10	CEDAR/ASH GRAY		8'X10'	PER MANF. REC.	WWW.POLIGON.COM				
S-103	BBQ GRILL STRUCTURE	1 EA	OUTDOOR KITCHEN CREATIONS	CUSTOM	TBD	STACKED FIELDSTONE	13' X 36" X 36"		WWW.BACKYARDTRENDS.COM	SARA PETROWSKI	804-749-3177	DT.1 ,SH.L4.2	2 GRILLS, 2 DOUBLE ACCESS DOORS
W-101	SEATWALL	9 LF	CUSTOM			STACKED STONE VENEER	22"H					DT.2 ,SH.L4.3	
W-102	FIREPIT	1 EA	BELGARD	HIGHLAND FIRE PIT	JEFFERSON		63" OUTSIDE DIAMETER X 23-1/8" H					DT.2 ,SH.L4.2	

COMMONWEALTH OF VIRGINIA
SHAWN M. BALON
No. 2067
02/02/24
LANDSCAPE ARCHITECT

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COUNTY COMMENTS FSP & WPO	02/02/2024

DATE: 02/07/2022
DRAWN BY: M. RACHNER
DESIGNED BY: S. BALON
CHECKED BY: S. BALON
SCALE: -

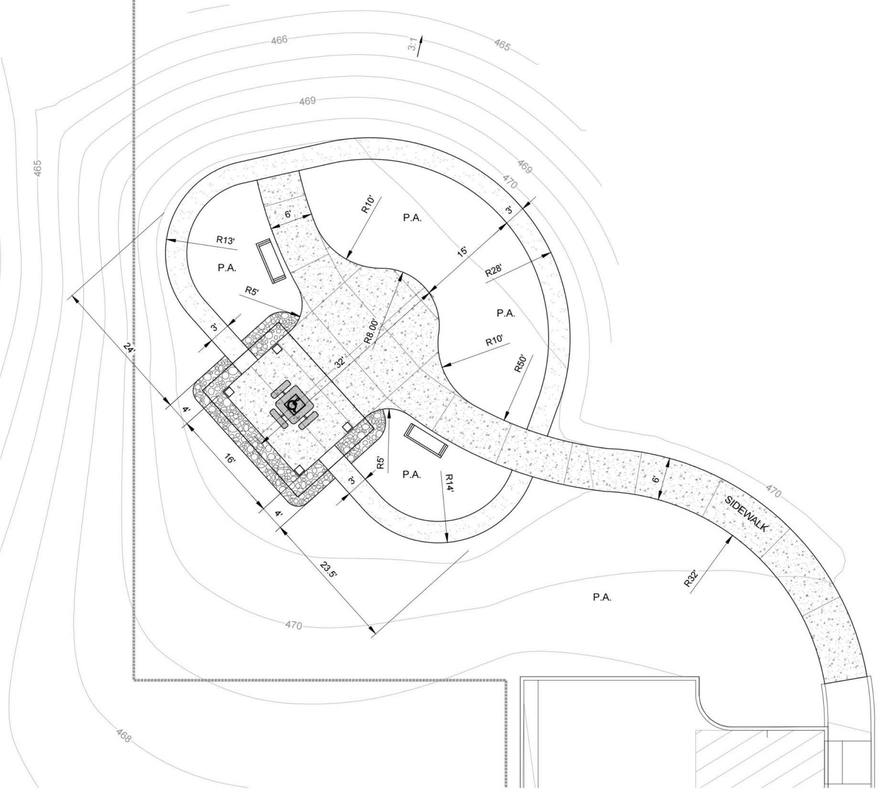
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RIO POINT
COUNTY OF ALBEMARLE, VA
HARDSCAPE SCHEDULE

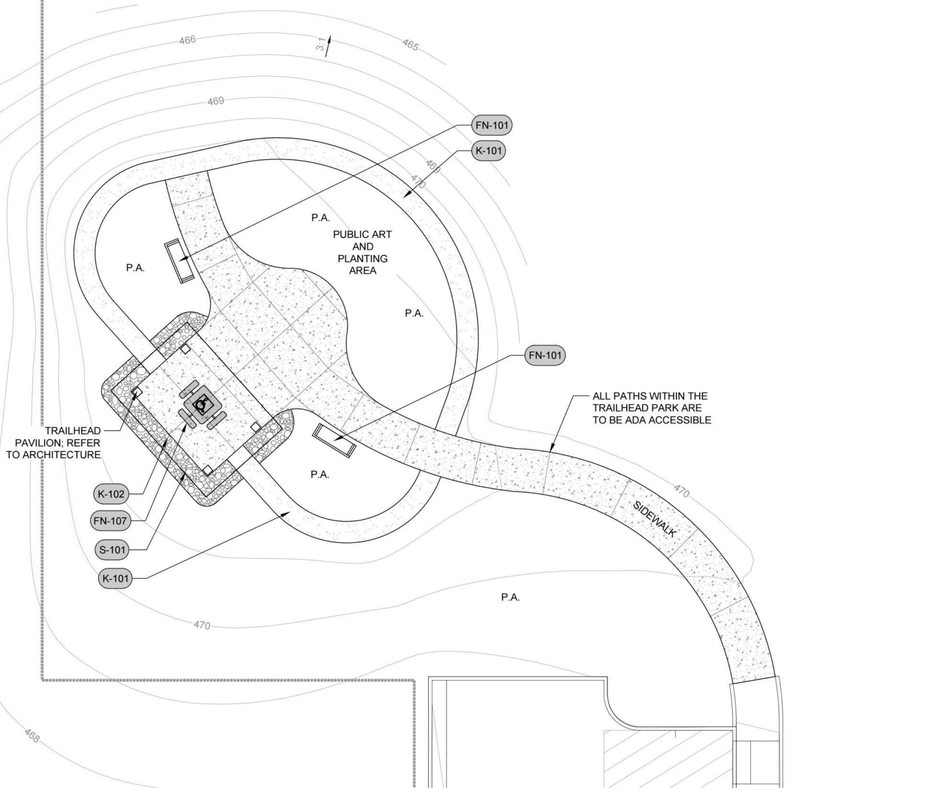
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TRAILHEAD PARK LAYOUT PLAN
SCALE: 1"=10'-0"



TRAILHEAD PARK HARDSCAPE PLAN
SCALE: 1"=10'-0"

SITE AMENITY LEGEND

SYMBOL	FENCE DESCRIPTION
F-101	METAL FENCE
F-102	PEDESTRIAN GATE

SYMBOL	FURNISHINGS DESCRIPTION
FN-101	BENCH TYPE 1
FN-102	BENCH TYPE 2
FN-103	BENCH TYPE 3
FN-104	TABLE AND CHAIRS TYPE 1
FN-105	TABLE & CHAIRS TYPE 2
FN-106	DOG DRINKING FOUNTAIN
FN-107	TABLE & CHAIRS TYPE 3

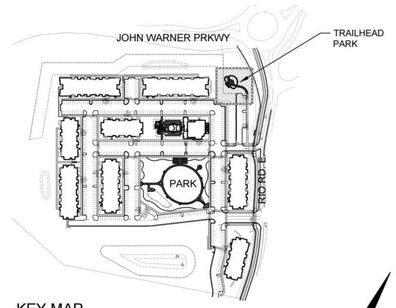
SYMBOL	ROCK DESCRIPTION
K-101	KAFKA STABILIZED DECOMPOSED GRANITE PATH
K-102	DECORATIVE STONE

SYMBOL	PAVING DESCRIPTION
P-101	UNIT PAVER TYPE 1
P-102	STAMPED CONCRETE
P-103	STANDARD CONCRETE WITH "KOOL DECK" COATING
P-104	STANDARD CONCRETE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-101	PARK PAVILION SEE ARCHITECTURE PLANS
S-102	SHADE STRUCTURE AT POOL
S-103	BBQ GRILL STRUCTURE

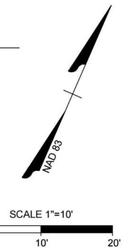
SYMBOL	WALL DESCRIPTION
W-101	SEATWALL
W-102	FIRE PIT

NOTES:
1. CROSS SLOPES NOT TO EXCEED 2% IN ANY DIRECTION IN POOL AREA AND AMENITY SEATING AREAS.
2. WHERE SURFACE MATERIALS CHANGE LEVEL, CHANGE NOT TO EXCEED ¼ IN. VERTICAL RISE ANY RISE > ¼ IN. AND < ½ IN. RISE REQUIRED TO BE BEVELED WITH A MAXIMUM 1:2 SLOPE.
3. POOL SAFETY EQUIPMENT TO BE LOCATED IN ACCESSIBLE LOCATION AND MOUNTED WITHIN MAX 48 IN. AFF.
4. MIN. ONE GRILL IN EACH AMENITY AREA IF PROVIDED, MUST BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, TWISTING OFF THE WRIST OR MORE THAN 5 IBS. OF FORCE.
5. AMENITY GRILL STATIONS WILL BE ACCESSIBLE WITH A COOKING SURFACE NOT EXCEEDING MAX 36 IN., REFER TO DETAILS.
6. MIN. ONE TABLE IN EACH TABLE SEATING AREA TO PROVIDE ACCESSIBLE KNEE SPACE FOR FORWARD APPROACH, REFER TO DETAILS.
7. GATE CONTROLS MUST BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, TWISTING OF THE WRIST, OR MORE THAN 5 IBS. OF FORCE.
8. FIRE PIT CONTROLS MUST BE IN AN ACCESSIBLE LOCATION, ALL FIRE PIT CONTROLS TO BE LOCATED FULLY BETWEEN 15 IN. AND 48 IN. AFF. AND OPERABLE WITH ON HAND WITHOUT TIGHT GRASPING, PINCHING, TWISTING OF THE WRIST OR MORE THAN 5 IBS. OF FORCE.
9. TABLE UMBRELLAS, IF PROVIDED, WHEN OPEN WILL HAVE MIN. 80 IN. CLEARANCE.
10. ALL TREES PLANTED ADJACENT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS WILL NOT HAVE LIMBS BELOW 80 IN. AFF.



KEY MAP

NOTES:
P.A. = PLANTING AREA



COMMONWEALTH OF VIRGINIA
SHAWN M. BALON
No. 2067
02/02/24
LANDSCAPE ARCHITECT

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DATE 02/07/2022
DRAWN BY M. RACHNER
DESIGNED BY S. BALON
CHECKED BY S. BALON
SCALE 1" = 10'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA

TRAILHEAD PARK HARDSCAPE AND LAYOUT PLAN

JOB NO. 46883
SHEET NO. L3.1

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Luminaire Schedule						
Symbol	Qty	Label	LLF	Luminaire Lumens	[MANUFAC]	Description
	22	A	1.000	14257	EXO	RAR2-320L-110-3K7-4W-U
	9	B	1.000	1342	KUZCO LIGHTING	EB48538-BK
	47	C	1.000	7947	EXO	RAR-2-320L-110--3K7-4W-BC
	8	C3	1.000	7947	EXO	RAR-2-320L-110--3K7-4W-BC
	12	G	1.000	8506	EXO	RAR-2-320L-110-3K7-3-BC
	3	WM4	1.000	1285	EXO	RWL1-48L-10-3K7-4W-U

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
Park & Drive	Illuminance	Fc	3.55	11.8	0.0	N.A.	N.A.

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.

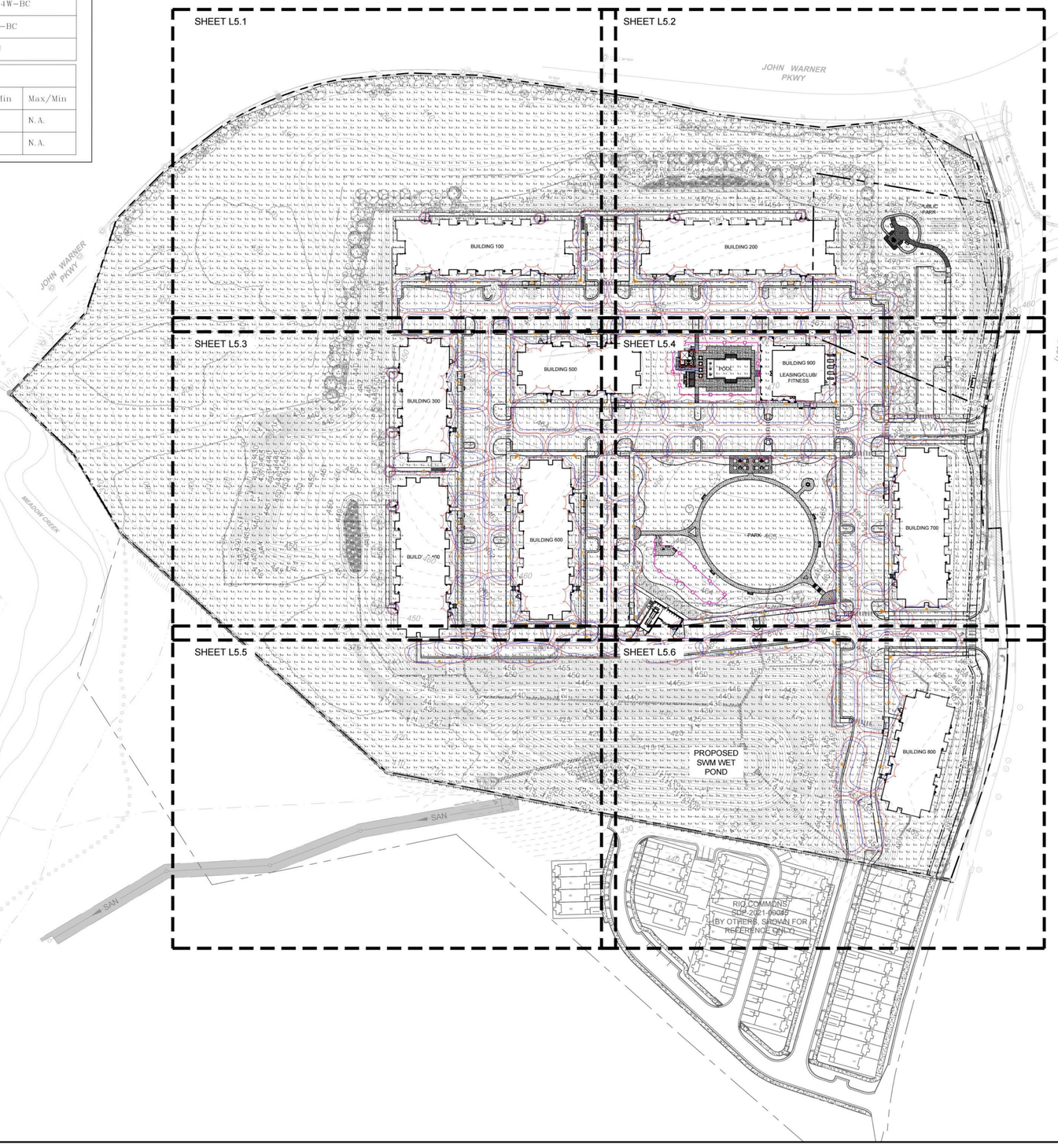
2. THE OUTPUT ON THIS PHOTOMETRIC LAYOUT IS SPECIFIC TO THE MANUFACTURER AND CATALOG NUMBERS LISTED IN THE LUMINAIRE SCHEDULE. SUBSTITUTIONS OR DEVIATIONS FROM THIS PLAN MAY INCUR SIGNIFICANTLY DIFFERENT RESULTS. ANY SUBSTITUTIONS MUST RECEIVE ENGINEER AND ARCHITECT APPROVAL. REVIEW COSTS, REWORKED PHOTOMETRIC 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.

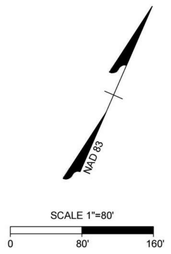
3. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER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





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LIGHTING VIRGINIA

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COUNTY COMMENTS FSP & WPO	10/10/2023
COUNTY COMMENTS FSP & WPO	02/02/2024

DATE 02/07/2022
DRAWN BY M. RACHNER
DESIGNED BY S. BALON
CHECKED BY S. BALON
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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Luminaire Schedule						
Symbol	Qty	Label	LLF	Luminaire Lumens	[MANUFAC]	Description
	22	A	1.000	14257	EXO	RAR2-320L-110-3K7-4W-U
	9	B	1.000	1342	KUZCO LIGHTING	EB48538-BK
	47	C	1.000	7947	EXO	RAR-2-320L-110--3K7-4W-BC
	8	C3	1.000	7947	EXO	RAR-2-320L-110--3K7-4W-BC
	12	G	1.000	8506	EXO	RAR-2-320L-110-3K7-3-BC
	3	WM4	1.000	1285	EXO	RWL1-48L-10-3K7-4W-U

NOTES:
- LIGHT POLES TO BE MOUNTED ON AT-GRADE CONCRETE PEDESTALS.
- LIGHT POLES TO BE INSTALLED MIN. 2.5' FROM BACK OF CURB OR SIDEWALK.
- CONTRACTOR TO REVIEW THE FINAL LOCATION OF CONCRETE PEDESTALS AND LIGHT POLES PRIOR TO CONSTRUCTION TO ENSURE NO CONFLICTS WITH SITE UTILITIES.
- THE ARCHITECTURAL WALL-MOUNTED LIGHTING FOOT CANDLES ARE NOT INCLUDED ON THE PHOTOMETRIC PLANS DUE TO LOW VOLTAGE LIGHTING.

NAD 83

SCALE 1"=20'
0 20' 40'

BUILDING 100

MATCHLINE SHEET L5.1

MATCHLINE SHEET L5.2

MATCHLINE SHEET L5.1

MATCHLINE SHEET L5.3

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01/02/2024	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
M. RACHNER

DESIGNED BY
S. BALON

CHECKED BY
S. BALON

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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	12	G	1.000	8506	EXO	RAR-2-320L-110-3K7-3-BC
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NOTES:
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- LIGHT POLES TO BE INSTALLED MIN. 2.5' FROM BACK OF CURB OR SIDEWALK.
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- THE ARCHITECTURAL WALL-MOUNTED LIGHTING FOOT CANDLES ARE NOT INCLUDED ON THE PHOTOMETRIC PLANS DUE TO LOW VOLTAGE LIGHTING.

NAD 83

SCALE 1"=20'
0 20' 40'

JOHN WARNER PKWY

BUILDING 200

PUBLIC PARK

MATCHLINE SHEET L5.1

MATCHLINE SHEET L5.2

MATCHLINE SHEET L5.2

MATCHLINE SHEET L5.4

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02/02/2024	COUNTY COMMENTS FSP & WPO

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DRAWN BY M. RACHNER
DESIGNED BY S. BALON
CHECKED BY S. BALON
SCALE 1" = 20'

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

JOB NO. 46883
SHEET NO. L5.2

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NOTES:
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- LIGHT POLES TO BE INSTALLED MIN. 2.5' FROM BACK OF CURB OR SIDEWALK.
- CONTRACTOR TO REVIEW THE FINAL LOCATION OF CONCRETE PEDESTALS AND LIGHT POLES PRIOR TO CONSTRUCTION TO ENSURE NO CONFLICTS WITH SITE UTILITIES.
- THE ARCHITECTURAL WALL-MOUNTED LIGHTING FOOT CANDLES ARE NOT INCLUDED ON THE PHOTOMETRIC PLANS DUE TO LOW VOLTAGE LIGHTING.

NAD 83

SCALE 1"=20'

0 20' 40'

MATCHLINE SHEET L5.1

MATCHLINE SHEET L5.3

BUILDING 300

BUILDING 500

490 PARKING SPACES

BUILDING 400

BUILDING 600

MATCHLINE SHEET L5.3

MATCHLINE SHEET L5.4

MATCHLINE SHEET L5.3

MATCHLINE SHEET L5.5

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02/02/2024	COUNTY COMMENTS FSP & WPO

DATE 02/07/2022
DRAWN BY M. RACHNER
DESIGNED BY S. BALON
CHECKED BY S. BALON
SCALE 1" = 20'

TIMMONS GROUP

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

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SHEET NO. L5.3

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MATCHLINE SHEET L5.2

MATCHLINE SHEET L5.4

MATCHLINE SHEET L5.3

MATCHLINE SHEET L5.4

NO ENHANCED LIGHTING PROPOSED IN AMENITY AREA

LEASING/CLUB/ FITNESS

12 PARKING SPACES

NO ENHANCED LIGHTING PROPOSED IN AMENITY AREA

BUILDING 700

MATCHLINE SHEET L5.4

MATCHLINE SHEET L5.6

Luminaire Schedule

Symbol	Qty	Label	LLF	Luminaire Lumens	[MANUFAC]	Description
	22	A	1.000	14257	EXO	RAR2-320L-110-3K7-4W-U
	9	B	1.000	1342	KUZCO LIGHTING	EB48538-BK
	47	C	1.000	7947	EXO	RAR-2-320L-110--3K7-4W-BC
	8	C3	1.000	7947	EXO	RAR-2-320L-110--3K7-4W-BC
	12	G	1.000	8506	EXO	RAR-2-320L-110-3K7-3-BC
	3	WM4	1.000	1285	EXO	RWL1-48L-10-3K7-4W-U

NOTES:
- LIGHT POLES TO BE MOUNTED ON AT-GRADE CONCRETE PEDESTALS.
- LIGHT POLES TO BE INSTALLED MIN. 2.5' FROM BACK OF CURB OR SIDEWALK.
- CONTRACTOR TO REVIEW THE FINAL LOCATION OF CONCRETE PEDESTALS AND LIGHT POLES PRIOR TO CONSTRUCTION TO ENSURE NO CONFLICTS WITH SITE UTILITIES.
- THE ARCHITECTURAL WALL-MOUNTED LIGHTING FOOT CANDLES ARE NOT INCLUDED ON THE PHOTOMETRIC PLANS DUE TO LOW VOLTAGE LIGHTING.

NAD 83

SCALE 1"=20'

0 20' 40'

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LIGHTING VIRGINIA

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02/02/2024	COUNTY COMMENTS FSP & WPO

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DRAWN BY M. RACHNER

DESIGNED BY S. BALON

CHECKED BY S. BALON

SCALE 1" = 20'

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RIO POINT

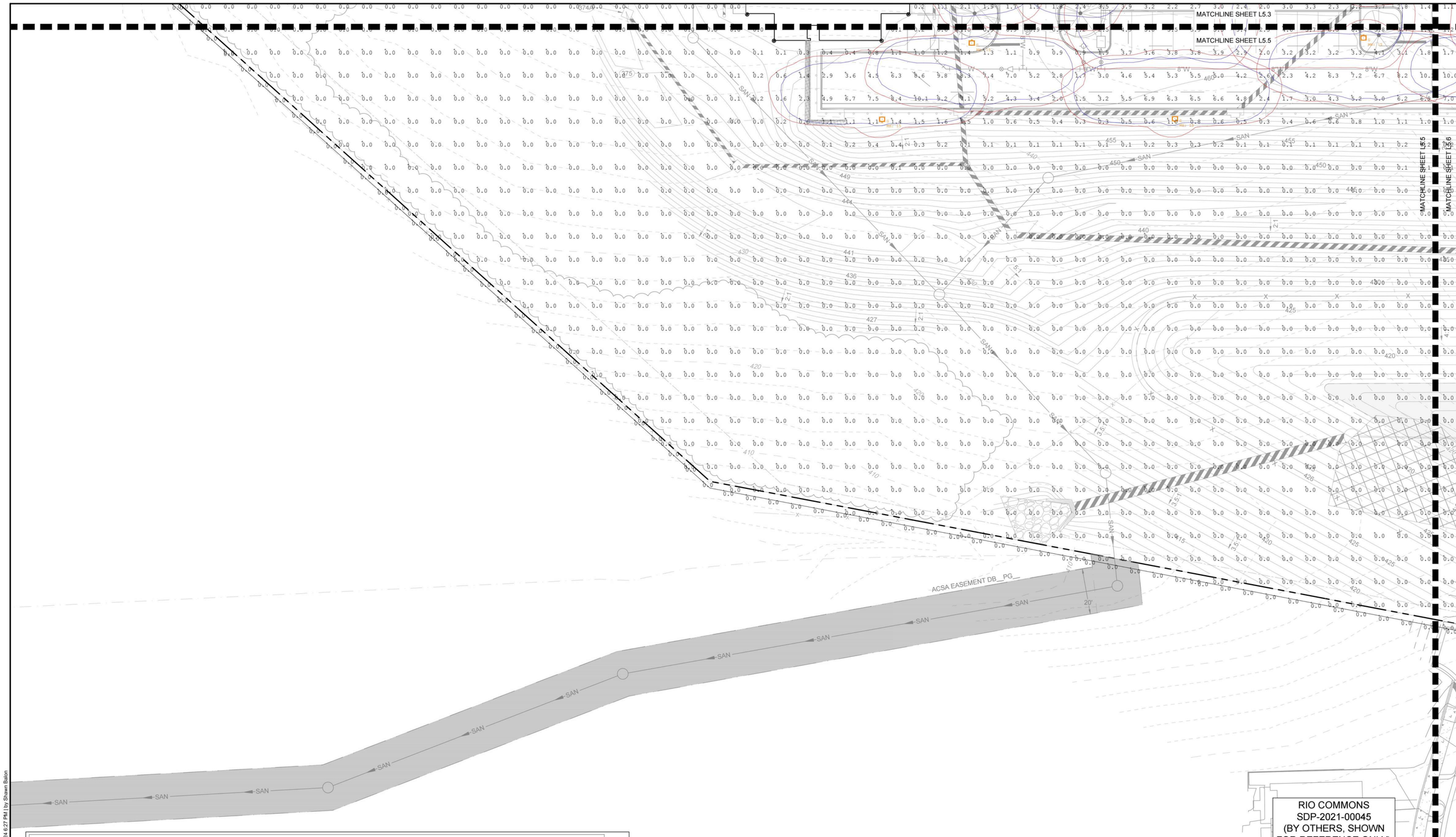
COUNTY OF ALBEMARLE, VA

SITE LIGHTING AND PHOTOMETRIC PLAN

JOB NO. 46883

SHEET NO. L5.4

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	12	G	1.000	8506	EXO	RAR-2-320L-110-3K7-3-BC
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COUNTY COMMENTS FSP & WPO	10/13/2023
COUNTY COMMENTS FSP & WPO	02/02/2024

DATE
02/07/2022

DRAWN BY
M. RACHNER

DESIGNED BY
S. BALON

CHECKED BY
S. BALON

SCALE
1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA

SITE LIGHTING AND PHOTOMETRIC PLAN

JOB NO.
46883

SHEET NO.
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MATCHLINE SHEET L5.4

MATCHLINE SHEET L5.6

MATCHLINE SHEET L5.5

MATCHLINE SHEET L5.6

BUILDING 800

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

NAD 83

SCALE 1"=20'
0 20' 40'

Luminaire Schedule

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DATE 02/07/2022
DRAWN BY M. RACHNER
DESIGNED BY S. BALON
CHECKED BY S. BALON
SCALE 1" = 20'

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA

SITE LIGHTING AND PHOTOMETRIC PLAN

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SHEET NO. L5.6

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Submitted by Lighting Virginia-Central

Job Name:	Catalog Number:	Type:
RIO POINT SITE - R1	RAR2-320L-110-3K7-4W-UNV-ASQ-XXX Notes:	A LV - CENTRAL23-39897

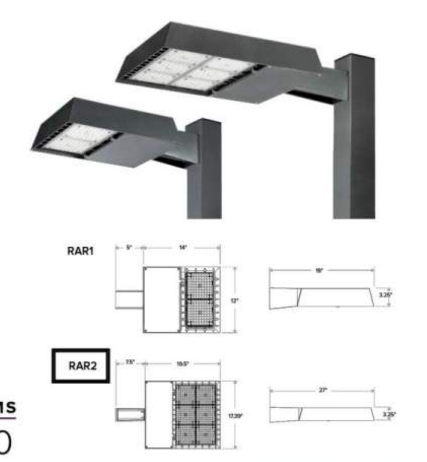
BEACON design . performance . technology

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

c UL us IP66 DLC LISTED DLC LISTED PREMIUM BAA TAA



CONTROL TECHNOLOGY
NX CONNECT NX WIRELESS

SERVICE PROGRAMS
STOCK QS10

	Weight	EPA at 0°
RAR1	13.5 lbs / 6.1 kg	.45ft^2 / .13m^2
RAR2	24 lbs / 10.9 kg	.55ft^2 / .17m^2

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 B3 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 meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions)

WARRANTY
- 5 year limited warranty
- See HLI Standard Warranty for additional information

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Submitted by Lighting Virginia-Central

Job Name:	Catalog Number:	Type:
RIO POINT SITE - R1	RAR2-320L-110-3K7-4W-UNV-ASQ-XXX Notes:	A LV - CENTRAL23-39897

BEACON design . performance . technology

RATIO Series
AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

THESE LOCATIONS ARE FOR (2) FIXTURES @ 90 DEG.

Gray Shading = Service Program Limit of 15 luminaires QS10

ORDERING GUIDE
Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXW-BC

CATALOG #

ORDERING INFORMATION

RAR2 – 320L-110 – 3K7 – 4W – [Optics Rotation] – UNV –

Series	
RAR1	Ratio Area Size 1
RAR2	Ratio Area Size 2

# LEDs - Wattage	
80L-25	25W - 3,000 Lumens
80L-39	39W -5,200 Lumens
80L-50	50W - 6,000 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
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

CCT/CRI	
3K7	3000K, 70 CRI
4K7	4000K, 70 CRI
5K7	5000K, 70 CRI

Distribution	
2	IES TYPE II
3	IES TYPE III
4W	IES TYPE IV
4F	IES TYPE IV Forward
5QW	IES TYPE V

Optics Rotation	
	Blank for no rotation
L	Optic rotation left
R	Optic rotation right

Voltage	
UNV	Universal 120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

SELECT FROM STD COLORS

ASQ – XXX – [Control Options] – [Options]

Mounting	
ASQ	Arm mount for square pole/flat surface
ASQU	Universal arm mount for square pole/flat surface- Does not include round pole adapt or B3 drill pattern
Mounting Round Poles	
A_	Arm mount for round pole[1] B3 drill pattern
A_U	Universal arm mount for round pole[1]
Mounting Other	
WB	Wall bracket
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle

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

Control Options Network	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[6,7]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[6,7]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor[6,7]
Control Options Other	
SCP_F	Programmable occupancy sensor[3,4]
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
ADD	AutoDim Timer Based Dimming
ADT	AutoDim Time of Day Dimming
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens[9]
BTS-40F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens[9]
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens[9]

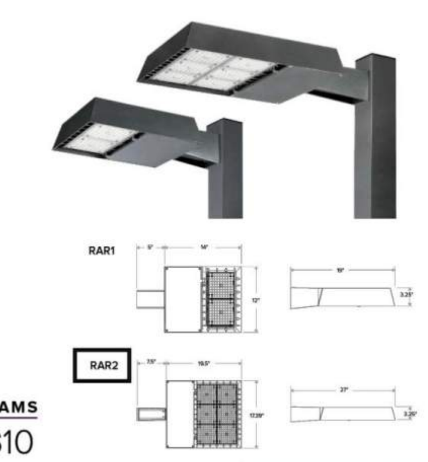
Options	
BC	Backlight control[8]
F	Fusing[5]
TB	Terminal block
2PF	2 power feed with 2 drivers[2]

Notes:
1. Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
2. Not available with 25, 50, 255, 295 & 340W configurations
3. At least one SCPREMOTE required to program SCP motion sensor
4. Replace "_" with 8F or 40F lens
5. Must specify voltage
6. Networked Controls cannot be combined with other control options
7. Not available with 2PF option
8. BC not available on 4F distributions
9. BTS and BTSO available for 50 Watts or higher and only on 120-277 voltage

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Submitted by Lighting Virginia-Central

Job Name:	Catalog Number:	Type:
RIO POINT SITE - R1	RAR2-320L-110-3K7-4W-UNV-ASQ-XXX-BC Notes:	C LV - CENTRAL23-39897



BEACON design . performance . 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
c UL us IP66 DLC LISTED DLC LISTED PREMIUM BAA TAA
CONTROL TECHNOLOGY NX CONNECT NX WIRELESS SERVICE PROGRAMS STOCK QS10
RAR1 13.5 lbs / 6.1 kg .45ft² / .13m²; RAR2 24 lbs / 10.9 kg .55ft² / .17m²
SPECIFICATIONS (CONSTRUCTION, OPTICS, INSTALLATION, ELECTRICAL, CONTROLS, CERTIFICATIONS, WARRANTY as above)
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Submitted On: Nov 22, 2023 1/7 Index Page

Submitted by Lighting Virginia-Central

Job Name:	Catalog Number:	Type:
RIO POINT SITE - R1	RAR2-320L-110-3K7-4W-UNV-ASQ-XXX-BC Notes:	C LV - CENTRAL23-39897

RAR2 – 320L-110 – 3K7 – 4W – [Optics Rotation] – UNV –
ASQ – XXX – [Control Options] – BC

SELECT FROM STD COLORS

BEACON RATIO Series AREA/SITE LIGHTER ORDERING GUIDE Gray Shading = Service Program Limit of 15 luminaires QS10 Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXW-BC CATALOG # ORDERING INFORMATION (Series, # LEDs - Wattage, CCT/CRI, Distribution, Optics Rotation, Voltage, Mounting, Color, Control Options Network, Control Options Other, Options and Notes 1–9 as above)
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Submitted On: Nov 22, 2023 2/7 Index Page

LIGHT FIXTURE TYPE A
NOT TO SCALE

LIGHT FIXTURE TYPE C
NOT TO SCALE

Submitted by Lighting Virginia-Central

Job Name:	Catalog Number:	Type:
RIO POINT SITE - R1	RAR2-320L-110-3K7-4W-UNV-ASQ-XXX-BC Notes:	C3-TWIN@90 LV - CENTRAL23-39897



BEACON RATIO Series AREA/SITE LIGHTER FEATURES ... SPECIFICATIONS ... (as above)
Page 1 of 15 Rev 10/02/23 BEA_Ratio_RAR_1_2_Spec_R06
Submitted On: Nov 22, 2023 1/7 Index Page

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Job Name:	Catalog Number:	Type:
RIO POINT SITE - R1	RAR2-320L-110-3K7-4W-UNV-ASQ-XXX-BC Notes:	C3-TWIN@90 LV - CENTRAL23-39897

THESE LOCATIONS ARE FOR (2) FIXTURES @ 90 DEG.

RAR2 – 320L-110 – 3K7 – 4W – [Optics Rotation] – UNV –
ASQ – XXX – [Control Options] – BC

SELECT FROM STD COLORS

ORDERING GUIDE ... ORDERING INFORMATION ... Notes 1–9 (as above)
Page 2 of 15 Rev 10/02/23 BEA_Ratio_RAR_1_2_Spec_R06
Submitted On: Nov 22, 2023 2/7 Index Page

Submitted by Lighting Virginia-Central

Job Name:	Catalog Number:	Type:
RIO POINT SITE - R1	RAR2-320L-110-3K7-3-UNV-ASQ-XXX-BC Notes:	G LV - CENTRAL23-39897



BEACON RATIO Series AREA/SITE LIGHTER FEATURES ... SPECIFICATIONS ... (as above)
Page 1 of 15 Rev 10/02/23 BEA_Ratio_RAR_1_2_Spec_R06
Submitted On: Nov 22, 2023 1/7 Index Page

Submitted by Lighting Virginia-Central

Job Name:	Catalog Number:	Type:
RIO POINT SITE - R1	RAR2-320L-110-3K7-3-UNV-ASQ-XXX-BC Notes:	G LV - CENTRAL23-39897

RAR2 – 320L-110 – 3K7 – 3 – [Optics Rotation] – UNV –
ASQ – XXX – [Control Options] – BC

SELECT FROM STD COLORS

ORDERING GUIDE ... ORDERING INFORMATION ... Notes 1–9 (as above)
Page 2 of 15 Rev 10/02/23 BEA_Ratio_RAR_1_2_Spec_R06
Submitted On: Nov 22, 2023 2/7 Index Page

LIGHT FIXTURE TYPE C3-TWIN@90
NOT TO SCALE

LIGHT FIXTURE TYPE G
NOT TO SCALE

LIGHTING VIRGINIA

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02/02/2024	COUNTY COMMENTS FSP & WPO

DATE 02/07/2022
DRAWN BY M. RACHNER
DESIGNED BY S. BALON
CHECKED BY S. BALON
SCALE N/A

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA
LIGHTING CUT SHEETS

JOB NO. 46883
SHEET NO. L6.0

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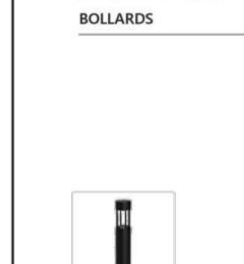
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Submitted by Lighting Virginia-Central

Job Name:	Catalog Number:	Type:
RIO POINT SITE - R1	EB40936-UNV	B
	Notes:	LV - CENTRAL23-39897

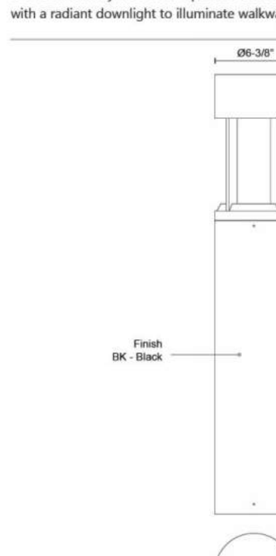
NOVATO
EB40936-UNV
BOLLARDS

PROJECT



EB40936-BK-UNV
Black

DESCRIPTION
Architecturally designed high-power LED exterior bollard fixture. This die-cast aluminum cylinder with a powder-coated finish features a high top with a radiant downlight to illuminate walkways and paths effectively.



SPECIFICATION DETAILS

Fixture Dimensions	D6-3/8" x H35-1/2"
Light Source	LED with DC Driver
Wattage	24W
Total Lumens	2500lm
Delivered Lumens	1150lm*
Voltage	120-277V
Color Temperature	3000K
CRI (Ra)	80CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, TRIAC or ELV Dimmer (Not Included)
Location	Wet
Illumination Direction	Down
Paint Finish	BK02

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty

KUZCO

CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081

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COMMENT

Intertek

Submitted On: Nov 22, 2023 1/1 Index Page

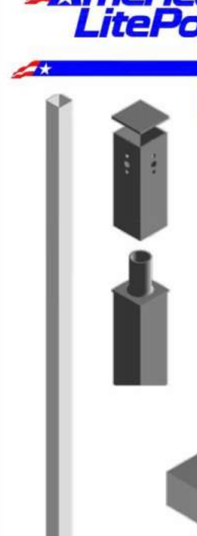
LIGHT FIXTURE TYPE B
NOT TO SCALE

Submitted by Lighting Virginia-Central

Job Name:	Catalog Number:	Type:
RIO POINT SITE	SNS-15-40-11-AB-PC(XXX)-D19-BC	SGL POLES
	Notes:	LV - CENTRAL23-39897

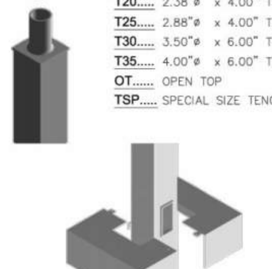
American LitePole

SNS
SQUARE NON-TAPERED STEEL



D19 (270°)
D29 (180°, 270°)
D28 (90°, 270°)
D39 (90°, 180°, 270°)
D49 (0°, 90°, 180°, 270°)

T20..... 2.38"ø x 4.00" TALL
T25..... 2.88"ø x 4.00" TALL
T30..... 3.50"ø x 6.00" TALL
T35..... 4.00"ø x 6.00" TALL
OT...... OPEN TOP
TSP..... SPECIAL SIZE TENON



NOTE: ANCHOR BOLT PATTERNS ARE SUBJECT TO CHANGE. CONSULT FACTORY PRIOR TO CONSTRUCTION.

PROJECT NAME:	TYPE:
QUOTE / ORDER No:	
APPROVED BY:	DATE:

SPECIFICATIONS

POLE SHAFT:
The pole shaft is fabricated from hot rolled commercial quality carbon steel of one piece construction with a minimum yield strngth of 55,000 psi.

BASE PLATE:
The base plate is fabricated from a structural quality hot rolles carbon steel plate that meets or exceeds ASTM A-36 with a minimum yield strength of 36,000 psi. The base plate telescopes the pole shaft and is circumferential welded top and bottom

BASE COVER:
The two-piece standard full base cover is fabricated from ABS plastic. Optional two-piece steel base cover also available.

ANCHOR BOLTS:
Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end in accordance with ASTM A-153.

HANDHOLE:
A reinforced hand hole, having a nominal opening of 2.5"x 5" or 3"x 5" will be installed 18" above the base plate. A hand hole cover with hardware will be included along with grounding provisions.

POLE TOP:
Each pole will be provided with a welded top plate and tenon or top cap for poles receiving drilling for side mount fixtures.

FINISH:
Standard color finishes shall be coated with TGIC polyester powder or hot dip galvanized to ASTM A-123 specifications.

(SNS) Square Straight Anchor Base	POLE DIMENSIONS					BASE DETAIL						ALLOWABLE MAX EPA¹ & WEIGHT (lbs)															
						BASE PLATE			ANCHOR BOLTS			80 MPH		90 MPH		100 MPH		110 MPH		120 MPH		130 MPH		140 MPH		150 MPH	
ALP CATALOG #	HGT (FT)	Base OD (in)	Top OD (in)	Wall Thk (GA)	Structure Weight (lbs)	SQ (in)	THK (in)	Bolt Circle	Template	Ø	L	EPA	WGT	EPA	WGT	EPA	WGT	EPA	WGT	EPA	WGT	EPA	WGT	EPA	WGT	EPA	WGT
SNS-10-40-11	10	4.00	4.00	11	75	8.25	0.75	8.00-9.00	ABT-085-4	0.75	17	30.6	765	23.8	595	18.9	473	15.0	375	12.2	305	10.0	250	8.4	210	7.1	178
SNS-12-40-11	12	4.00	4.00	11	90	8.25	0.75	8.00-9.00	ABT-085-4	0.75	17	24.4	610	18.8	470	14.8	370	11.5	288	9.3	233	7.5	188	6.2	155	5.0	125
SNS-14-40-11	14	4.00	4.00	11	100	8.25	0.75	8.00-9.00	ABT-085-4	0.75	17	19.9	498	15.1	378	11.7	293	9.1	228	7.1	180	5.6	140	4.4	110	3.4	85
SNS-15-40-11	15	4.00	4.00	11	110	8.25	0.75	8.00-9.00	ABT-085-4	0.75	17	17.2	430	13.2	330	10.0	250	8.0	200	6.2	155	4.8	120	3.7	93	2.7	68
SNS-16-40-11	16	4.00	4.00	11	115	8.25	0.75	8.00-9.00	ABT-085-4	0.75	17	15.9	398	11.8	295	8.9	223	6.8	170	5.2	130	3.9	98	2.9	73	1.9	48
SNS-18-40-11	18	4.00	4.00	11	125	8.25	0.75	8.00-9.00	ABT-085-4	0.75	17	12.6	315	9.2	230	6.5	168	5.0	125	3.6	90	2.1	60	1.3	33	-	-
SNS-20-40-11	20	4.00	4.00	11	140	8.25	0.75	8.00-9.00	ABT-085-4	0.75	17	9.6	240	6.7	167	4.5	150	3.5	88	2.0	50	0.8	20	-	-	-	-
SNS-20-40-7	20	4.00	4.00	7	240	8.25	0.88	8.00-9.00	ABT-085-4	0.75	17	15.0	375	11.0	275	9.0	225	7.6	190	5.8	145	4.5	113	3.4	85	2.5	63
SNS-20-50-11	20	5.00	5.00	11	185	11.00	1.00	10.00-12.00	ABT-110-4	0.75	17	17.7	443	12.7	343	9.4	235	7.0	175	5.0	125	3.5	88	2.2	55	0.9	25
SNS-20-50-7	20	5.00	5.00	7	265	11.00	1.00	10.00-12.00	ABT-110-4	0.75	17	28.1	703	21.4	535	16.2	405	12.3	308	9.5	235	7.3	183	5.6	140	4.2	105
SNS-25-40-11	25	4.00	4.00	11	170	8.25	0.75	8.00-9.00	ABT-085-4	0.75	17	4.8	150	2.6	100	1.0	50	-	-	-	-	-	-	-	-	-	-
SNS-25-40-7	25	4.00	4.00	7	245	8.25	0.88	8.00-9.00	ABT-085-4	0.75	17	10.8	270	7.7	188	5.4	435	3.9	100	2.6	65	1.6	40	0.8	20	0.2	5
SNS-25-50-11	25	5.00	5.00	11	225	11.00	1.00	10.00-12.00	ABT-110-4	0.75	17	9.8	245	6.3	157	3.7	150	2.5	63	0.7	18	-	-	-	-	-	-
SNS-25-50-7	25	5.00	5.00	7	360	11.00	1.00	10.00-12.00	ABT-110-4	0.75	17	18.5	463	13.3	333	9.5	238	6.6	165	4.5	113	2.9	75	1.4	35	-	-
SNS-30-40-7	30	4.00	4.00	7	291	8.25	0.88	8.00-9.00	ABT-085-4	0.75	17	6.7	168	4.4	110	2.6	65	1.4	35	0.4	10	-	-	-	-	-	-
SNS-30-50-11	30	5.00	5.00	11	265	11.00	1.00	10.00-12.00	ABT-110-4	0.75	17	4.7	150	2.0	50	-	-	-	-	-	-	-	-	-	-	-	-
SNS-30-50-7	30	5.00	5.00	7	380	11.00	1.00	10.00-12.00	ABT-110-4	0.75	17	10.7	267	6.7	167	3.9	100	2.5	63	0.3	10	-	-	-	-	-	-
SNS-30-60-7	30	6.00	6.00	7	520	12.50	1.00	11.00-13.00	ABT-120-4	1.00	36	19.0	475	13.2	330	9.0	225	6.0	150	3.6	90	1.3	33	-	-	-	-
SNS-35-50-7	35	5.00	5.00	7	440	11.00	1.00	10.00-12.00	ABT-110-4	0.75	17	5.9	150	2.5	100	-	-	-	-	-	-	-	-	-	-	-	-
SNS-35-60-7	35	6.00	6.00	7	540	12.50	1.00	11.00-13.00	ABT-120-4	1.00	36	12.4	310	7.6	190	4.2	105	1.2	30	-	-	-	-	-	-	-	-
SNS-39-60-7	39	6.00	6.00	7	605	12.50	1.00	11.00-13.00	ABT-120-4	1.00	36	7.2	180	3.0	75	-	-	-	-	-	-	-	-	-	-	-	-

ORDERING CODE	CATALOG No.	BASE	FINISH	FIXTURE MOUNT	BASE COVER	OPTIONS	OPTIONS
	SNS-15-40-11	AB	PC(XXX)	D19	BC		

BASE: AB-ANCHOR BOLT; LAB-LESS ANCHOR BOLTS

FINISH: DB-DARK BRONZE; MB-MEDIUM BRONZE; WH-WHITE; BL-BLACK; LG-LIGHT GRAY; SM-SILVER METALLIC; SL-SILVER; HG-HUNTER GREEN; RD-RED; G-GALVANIZED; GPXX-PAINTED OVER GALV

FIXTURE MOUNT: D19; D28; D29; D32; D39; D49; T20; T25; T30; T35; OT; TSP-ADVISE; TC- TOP CAP ONLY

BASE COVER: BC-PLASTIC (STD); BCS-STEEL; BCA-ALUMINUM; NC-NUT COVERS

OPTIONS: XHH-EXTRA HANDHOLE; FES-FESTOON (GFI BY OTHERS); DMP-VIBRATION DAMPER; CP50-.50" COUPLING; CP75-.75" COUPLING; CP10-1.00" COUPLING; CP20-2.00" COUPLING; NP50-.50" NIPPLE; NP75-.75" NIPPLE; NP10-1.00" NIPPLE; MBP-MODIFIED BASE PLATE

PAINTED TO MATCH FIXTURE FINISH - VERIFY

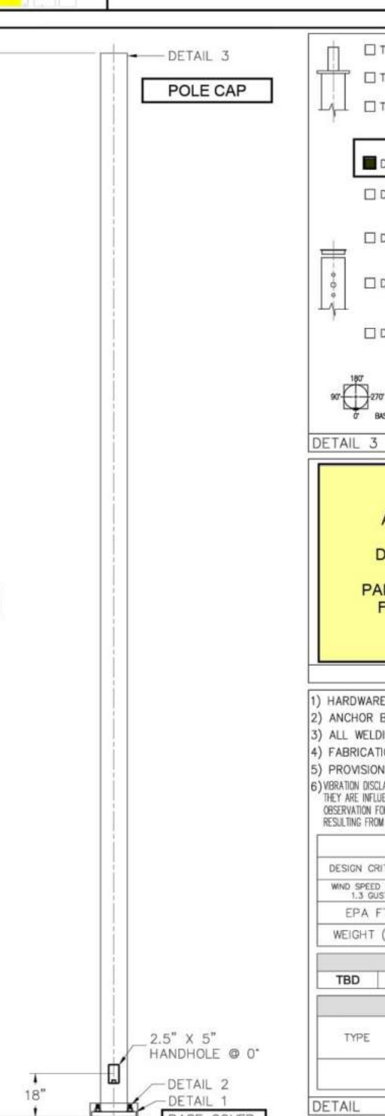
AMERICAN LITE POLE 2800 S. HULEN, SUITE 200 - FORT WORTH, TX 76109 866-474-7200 WWW.ALPPOLES.COM

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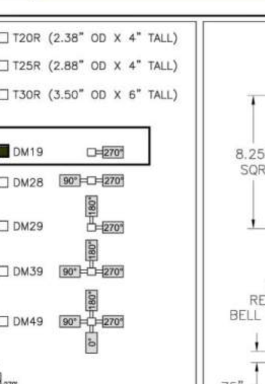
LIGHT POLE TYPE SGL
NOT TO SCALE

Submitted by Lighting Virginia-Central

Job Name:	Catalog Number:	Type:
RIO POINT SITE	SNS-15-40-11-AB-PC(XXX)-D19-BC	SGL POLES
	Notes:	LV - CENTRAL23-39897

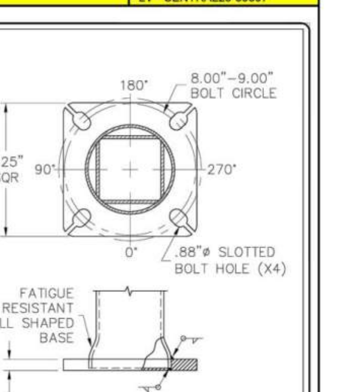


FLUSH CONC. SURROUND IS BY OTHERS



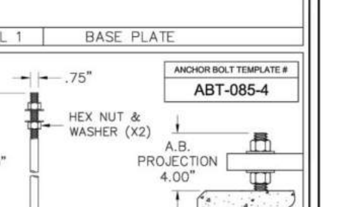
☐ T20R (2.38" OD X 4" TALL)
☐ T25R (2.88" OD X 4" TALL)
☐ T30R (3.50" OD X 6" TALL)
■ DM19
☐ DM28
☐ DM29
☐ DM39
☐ DM49
BASE HANDHOLE ON 0° ORIENTATION.

DETAIL 3 POLE TOP



DETAIL 1 BASE PLATE

ANCHOR BASE
DRILLED SINGLE
PAINTED TO MATCH FIXTURE FINISH



ANCHOR BOLT TEMPLATE #
ABT-085-4

DETAIL 2 ANCHOR BOLT

1) HARDWARE TO BE GALVANIZED TO: ASTM A153
2) ANCHOR BOLTS SHALL BE FULLY GALVANIZED PER ASTM A153.
3) ALL WELDING TO CONFORM TO: AWS D1.1 MOST RECENT EDITION.
4) FABRICATION MEETS AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) QUALITY CERTIFICATION.
5) PROVISIONS FOR GROUNDING LOCATED AT BASE HAND HOLE.
6) VIBRATION DISCLAIMER: ALTHOUGH RARE, VIBRATIONS SEVERE ENOUGH TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES. BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USERS MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL DAMAGE. ALP WARRANTY EXCLUDES FATIGUE FAILURE OR SIMILAR PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE POLE.

LOADING DATA								
DESIGN CRITERIA:	COMMERCIAL STANDARD							
WIND SPEED (mph) 1.3 GUST	80	90	100	110	120	130	140	150
EPA FT²	17.2	13.2	10.0	8.0	6.2	4.8	3.8	2.7
WEIGHT (lbs)	430	330	250	200	155	120	93	68
FINISH								
TBD								

MATERIAL DATA	
COMPONENT	ASTM
POLE SHAFT	A500 GR. B
BASE PLATE	A36
ANCHOR BOLTS	F1554 GR.55
MISC. STEEL	A36

POLE DIMENSION DATA						
TYPE	DESIGN	POLE LENGTH (FT)	BASE DIA. (IN)	TOP DIA. (IN)	GAUGE OR THK (IN)	WEIGHT (LBS)
	SNS-15-40-11-AB	15	4.00	4.00	11-GA (.1196")	115

DETAIL GENERAL NOTES

American LitePole

AMERICAN LITE POLE
2800 S. HULEN, SUITE 200
FORT WORTH, TX 76109
817-924-3682 PH.
817-924-7049 FAX

** CONFIDENTIAL**
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REV. DATE BY REVISION DESCRIPTION
PROJECT NAME:
DESCRIPTION: SQUARE STRAIGHT STEEL ANCHOR BASE 15' x 4.0" x 11 GA
PO NUMBER: | DATE: 061014 | DWG BY: BM
QUOTE NUMBER: | SCALE: NTS | QTY: | CHKD BY: CKR
DRAWING NUMBER: SNS-15-40-11-AB | REV:

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PROGRESS LIGHTING™

Project:
Fixture Type:
Location:
Contact:

Z-1030 LED
Wall Mounted • Wet Location Listed PROGRESS LED

P560051-031-30



Description:
A modern small outdoor LED sconce with an architectural-inspired open linear frame and clear glass diffuser. Finished in Black.

Specifications:
- Clear glass Diffuser
- A modern outdoor LED sconce.
- LED source provides energy efficient source with low maintenance and cost savings benefits
- Features an architectural-inspired open linear frame and clear glass diffuser
- Finished in Black.
- 623 lumens 69.2 lumens/watt per module
- Meets California Title 24 - JA8 - 2016.
- 3000K color temperature, 90+ CRI.
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 4.75 in W., 1 in ht., 4.75 in depth
- Mounting strap for outlet box included
- 6 in of wire supplied

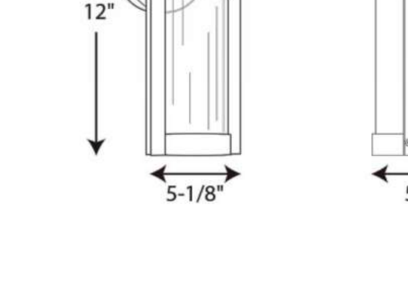
Performance:

Number of Modules	1
Input Power	9 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Source)	624/66 (LM-82)
Lumens/LPW (Delivered)	333/35.4 (LM-79)
CCT	3000 K
CRI	90+
Life (hours)	60000 (L70/TM-21)
EMI/RFI	Meets FCC Title 47, Part 15 Class B
Max. Operating Temp	30° C
Warranty	5-year Limited Warranty
Labels	cCSAus Wet Location Listed
	ENERGY STAR® qualified
	Meets California Title 24 JA8-2016

Dimensions:
Width: 5-1/8 in
Height: 12 in
Depth: 5-3/4 in
H/CTR: 2-1/4 in

Clear glass Diffuser
Width: 3-1/8 in
Height: 8-3/8 in

COLOR: TO MATCH LIGHT POLE FIXTURES AND POLES (BLACK)



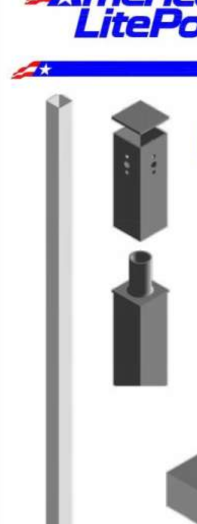
BUILDING MOUNTED LIGHTS - CUT SHEETS
NOT TO SCALE

Submitted by Lighting Virginia-Central

Job Name:	Catalog Number:	Type:
RIO POINT SITE	SNS-15-40-11-AB-PC(XXX)-D29-BC	DBL POLES
	Notes:	LV - CENTRAL23-39897

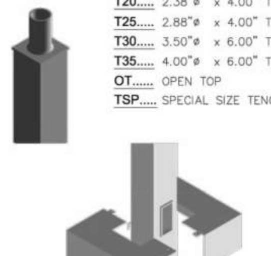
American LitePole

SNS
SQUARE NON-TAPERED STEEL



D19 (270°)
D29 (180°, 270°)
D28 (90°, 270°)
D39 (90°, 180°, 270°)
D49 (0°, 90°, 180°, 270°)

T20..... 2.38"ø x 4.00" TALL
T25..... 2.88"ø x 4.00" TALL
T30..... 3.50"ø x 6.00" TALL
T35..... 4.00"ø x 6.00" TALL
OT...... OPEN TOP
TSP..... SPECIAL SIZE TENON



NOTE: ANCHOR BOLT PATTERNS ARE SUBJECT TO CHANGE. CONSULT FACTORY PRIOR TO CONSTRUCTION.

PROJECT NAME:	TYPE:
QUOTE / ORDER No:	
APPROVED BY:	DATE:

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POLE SHAFT:
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BASE COVER:
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ANCHOR BOLTS:
Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end in accordance with ASTM A-153.

HANDHOLE:
A reinforced hand hole, having a nominal opening of 2.5"x 5" or 3"x 5" will be installed 18" above the base plate. A hand hole cover with hardware will be included along with grounding provisions.

POLE TOP:
Each pole will be provided with a welded top plate and tenon or top cap for poles receiving drilling for side mount fixtures.

FINISH:
Standard color finishes shall be coated with TGIC polyester powder or hot dip galvanized to ASTM A-123 specifications.

(SNS) Square Straight Anchor Base	POLE DIMENSIONS					BASE DETAIL						ALLOWABLE MAX EPA¹ & WEIGHT (lbs)															
						BASE PLATE			ANCHOR BOLTS			80 MPH		90 MPH		100 MPH		110 MPH		120 MPH		130 MPH		140 MPH		150 MPH	
ALP CATALOG #	HGT (FT)	Base OD (in)	Top OD (in)	Wall Thk (GA)	Structure Weight (lbs)	SQ (in)	THK (in)	Bolt Circle	Template	Ø	L	EPA	WGT	EPA	WGT	EPA	WGT	EPA	WGT	EPA	WGT	EPA	WGT	EPA	WGT	EPA	WGT
SNS-10-40-11	10	4.00	4.00	11	75	8.25	0.75	8.00-9.00	ABT-085-4	0.75	17	30.6	765	23.8	595	18.9	473	15.0	375	12.2	305	10.0	250	8.4	210	7.1	178
SNS-12-40-11	12	4.00	4.00	11	90	8.25	0.75	8.00-9.00	ABT-085-4	0.75	17	24.4	610	18.8	470	14.8	370	11.5	288	9.3	233	7.5	188	6.2	155	5.0	125
SNS-14-40-11	14	4.00	4.00	11	100	8.25	0.75	8.00-9.00	ABT-085-4	0.75	17	19.9	498	15.1	378	11.7	293	9.1	228	7.1	180	5.6	140	4.4	110	3.4	85
SNS-15-40-11	15	4.00	4.00	11	110	8.25	0.75	8.00-9.00	ABT-085-4	0.75	17	17.2	430	13.2	330	10.0	250	8.0	200	6.2	155	4.8	120	3.7	93	2.7	68
SNS-16-40-11	16	4.00	4.00	11	115	8.25	0.75	8.00-9.00	ABT-085-4	0.75	17	15.9	398	11.8	295	8.9	223	6.8	170	5.2	130	3.9	98	2.9	73	1.9	48
SNS-18-40-11	18	4.00	4.00	11	125	8.25	0.75	8.00-9.00	ABT-085-4	0.75	17	12.6	315	9.2	230	6.5	168	5.0	125	3.6	90	2.1	60	1.3	33	-	-
SNS-20-40-11	20	4.00	4.00	11	140	8.25	0.75	8.00-9.00	ABT-085-4	0.75	17	9.6	240	6.7	167	4.5	150	3.5	88	2.0	50	0.8	20	-	-	-	-
SNS-20-40-7	20	4.00	4.00	7	240	8.25	0.88	8.00-9.00	ABT-085-4	0.75	17	15.0	375	11.0	275	9.0	225	7.6	190	5.8	145	4.5	113	3.4	85	2.5	63
SNS-20-50-11	20	5.00	5.00	11	185	11.00	1.00	10.00-12.00	ABT-110-4	0.75	17	17.7	443	12.7	343	9.4	235	7.0	175	5.0	125	3.5	88	2.2	55	0.9	25
SNS-20-50-7	20	5.00	5.00	7	265	11.00	1.00	10.00-12.00	ABT-110-4	0.75	17	28.1	703	21.4	535	16.2	405	12.3	308	9.5	235	7.3	183	5.6	140	4.2	105
SNS-25-40-11	25	4.00	4.00	11	170	8.25	0.75	8.00-9.00	ABT-085-4	0.75	17	4.8	150	2.6	100	1.0	50	-	-	-	-	-	-	-	-	-	-
SNS-25-40-7	25	4.00	4.00	7	245	8.25	0.88	8.00-9.00	ABT-085-4	0.75	17	10.8	270	7.7	188	5.4	435	3.9	100	2.6	65	1.6	40	0.8	20	0.2	5
SNS-25-50-11	25	5.00	5.00	11	225	11.00	1.00	10.00-12.00	ABT-110-4	0.75	17	9.8	245	6.3	157	3.7	150	2.5	63	0.7	18	-	-	-	-	-	-
SNS-25-50-7	25	5.00	5.00	7	360	11.00	1.00	10.00-12.00	ABT-110-4	0.75	17	18.5	463	13.3	333	9.5	238	6.6	165	4.5	113	2.9	75	1.4	35	-	-
SNS-30-40-7	30	4.00	4.00	7	291	8.25	0.88	8.00-9.00	ABT-085-4	0.75	17	6.7	168	4.4	110	2.6	65	1.4	35	0.4	10	-	-	-	-	-	-
SNS-30-50-11	30	5.00	5.00	11	265	11.00	1.00	10.00-12.00	ABT-110-4	0.75	17	4.7	150	2.0	50	-	-	-	-	-	-	-	-	-	-	-	-
SNS-30-50-7	30	5.00	5.00	7	380	11.00	1.00	10.00-12.00	ABT-110-4	0.75	17	10.7	267	6.7	167	3.9	100	2.5	63	0.3	10	-	-	-	-	-	-
SNS-30-60-7	30	6.00	6.00	7	520	12.50	1.00	11.00-13.00	ABT-120-4	1.00	36	19.0	475	13.2	330	9.0	225	6.0	150	3.6	90	1.3	33	-	-	-	-
SNS-35-50-7	35	5.00	5.00	7	440	11.00	1.00	10.00-12.00	ABT-110-4	0.75	17	5.9	150	2.5	100	-	-	-	-	-	-	-	-	-	-	-	-
SNS-35-60-7	35	6.00	6.00	7	540	12.50	1.00	11.00-13.00	ABT-120-4	1.00	36	12.4	310	7.6	190	4.2	105	1.2	30	-	-	-	-	-	-	-	-
SNS-39-60-7	39	6.00	6.00	7	605	12.50	1.00	11.00-13.00	ABT-120-4	1.00	36	7.2	180	3.0	75	-	-	-	-	-	-	-	-	-	-	-	-

ORDERING CODE	CATALOG No.	BASE	FINISH	FIXTURE MOUNT	BASE COVER	OPTIONS	OPTIONS
	SNS-15-40-11	AB	PC(XXX)	D29	BC		

BASE: AB-ANCHOR BOLT; LAB-LESS ANCHOR BOLTS

FINISH: DB-DARK BRONZE; MB-MEDIUM BRONZE; WH-WHITE; BL-BLACK; LG-LIGHT GRAY; SM-SILVER METALLIC; SL-SILVER; HG-HUNTER GREEN; RD-RED; G-GALVANIZED; GPXX-PAINTED OVER GALV

FIXTURE MOUNT: D19; D28; D29; D32; D39; D49; T20; T25; T30; T35; OT; TSP-ADVISE; TC- TOP CAP ONLY

BASE COVER: BC-PLASTIC (STD); BCS-STEEL; BCA-ALUMINUM; NC-NUT COVERS

OPTIONS: XHH-EXTRA HANDHOLE; FES-FESTOON (GFI BY OTHERS); DMP-VIBRATION DAMPER; CP50-.50" COUPLING; CP75-.75" COUPLING; CP10-1.00" COUPLING; CP20-2.00" COUPLING; NP50-.50" NIPPLE; NP75-.75" NIPPLE; NP10-1.00" NIPPLE; MBP-MODIFIED BASE PLATE

PAINTED TO MATCH FIXTURE FINISH - VERIFY

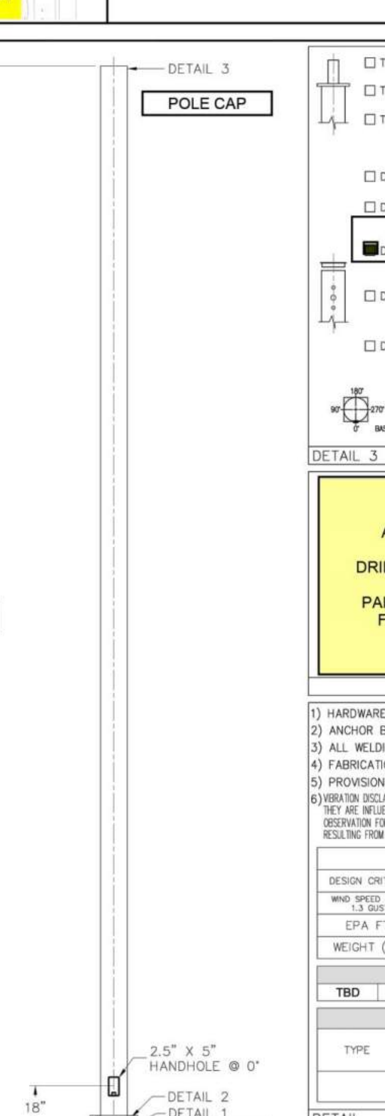
AMERICAN LITE POLE 2800 S. HULEN, SUITE 200 - FORT WORTH, TX 76109 866-474-7200 WWW.ALPPOLES.COM

Submitted On: Jun 1, 2023 1/2 Index Page

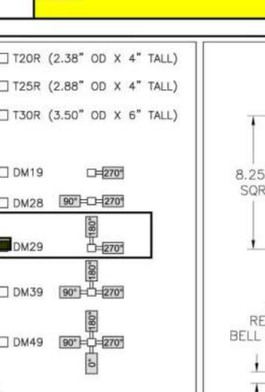
LIGHT POLE TYPE SGL
NOT TO SCALE

Submitted by Lighting Virginia-Central

Job Name:	Catalog Number:	Type:
RIO POINT SITE	SNS-15-40-11-AB-PC(XXX)-D29-BC	DBL POLES
	Notes:	LV - CENTRAL23-39897

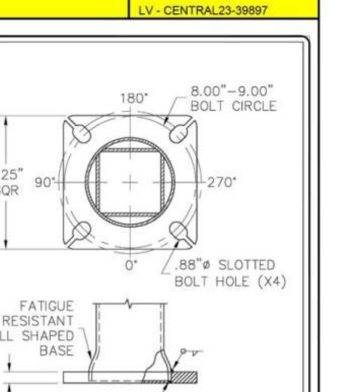


FLUSH CONC. SURROUND IS BY OTHERS



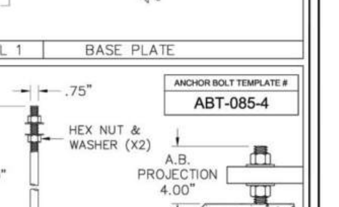
☐ T20R (2.38" OD X 4" TALL)
☐ T25R (2.88" OD X 4" TALL)
☐ T30R (3.50" OD X 6" TALL)
☐ DM19
☐ DM28
■ DM29
☐ DM39
☐ DM49
BASE HANDHOLE ON 0° ORIENTATION.

DETAIL 3 POLE TOP



DETAIL 1 BASE PLATE

ANCHOR BASE
DRILLED 2 @ 90 DEG.
PAINTED TO MATCH FIXTURE FINISH



ANCHOR BOLT TEMPLATE #
ABT-085-4

DETAIL 2 ANCHOR BOLT

1) HARDWARE TO BE GALVANIZED TO: ASTM A153
2) ANCHOR BOLTS SHALL BE FULLY GALVANIZED PER ASTM A153.
3) ALL WELDING TO CONFORM TO: AWS D1.1 MOST RECENT EDITION.
4) FABRICATION MEETS AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) QUALITY CERTIFICATION.
5) PROVISIONS FOR GROUNDING LOCATED AT BASE HAND HOLE.
6) VIBRATION DISCLAIMER: ALTHOUGH RARE, VIBRATIONS SEVERE ENOUGH TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES. BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USERS MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL DAMAGE. ALP WARRANTY EXCLUDES FATIGUE FAILURE OR SIMILAR PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE POLE.

LOADING DATA								
DESIGN CRITERIA:	COMMERCIAL STANDARD							
WIND SPEED (mph) 1.3 GUST	80	90	100	110	120	130	140	150
EPA FT²	17.2	13.2	10.0	8.0	6.2	4.8	3.8	2.7
WEIGHT (lbs)	430	330	250	200	155	120	93	68
FINISH								
TBD								

MATERIAL DATA	
COMPONENT	ASTM
POLE SHAFT	A500 GR. B
BASE PLATE	A36
ANCHOR BOLTS	F1554 GR.55
MISC. STEEL	A36

POLE DIMENSION DATA						
TYPE	DESIGN	POLE LENGTH (FT)	BASE DIA. (IN)	TOP DIA. (IN)	GAUGE OR THK (IN)	WEIGHT (LBS)
	SNS-15-40-11-AB	15	4.00	4.00	11-GA (.1196")	115

DETAIL GENERAL NOTES

American LitePole

AMERICAN LITE POLE
2800 S. HULEN, SUITE 200
FORT WORTH, TX 76109
817-924-3682 PH.
817-924-7049 FAX

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REV. DATE BY REVISION DESCRIPTION
PROJECT NAME:
DESCRIPTION: SQUARE STRAIGHT STEEL ANCHOR BASE 15' x 4.0" x 11 GA
PO NUMBER: | DATE: 061014 | DWG BY: BM
QUOTE NUMBER: | SCALE: NTS | QTY: | CHKD BY: CKR
DRAWING NUMBER: SNS-15-40-11-AB | REV:

Submitted On: Jun 1, 2023 2/2 Index Page

LIGHTING VIRGINIA

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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05/05/2022	COUNTY COMMENTS ISP
10/12/2022	COUNTY COMMENTS FSP & WPO
06/02/2023	COUNTY COMMENTS FSP & WPO
10/13/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

DATE
02/07/2022

DRAWN BY
M. RACHNER

DESIGNED BY
S. BALON

CHECKED BY
S. BALON

SCALE
N/A

TIMMONS GROUP

RIO POINT
COUNTY OF ALBEMARLE, VA

LIGHTING CUT SHEETS

JOB NO.
46883

SHEET NO.
L6.1

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S:\103\46883-Wetsel_Property\DWG\Sheet\CD\46883-103L-L6.0-LGHT-CUTS.dwg | Plotted on 2/1/2024 1:02 PM | by Shawn Balon

Submitted by Lighting Virginia-Central | **Job Name:** RIO POINT SITE - R1 | **Catalog Number:** RWL1-48L-10-3K7-4W-UNV-XXX | Notes: | **Type:** WM | LV - CENTRAL23-39897

BEACON design. performance. technology

RATIO Wall

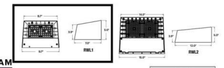
RWL RWL2 LED WALLPACK

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence®, Wiscape and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada





CONTROL TECHNOLOGY

NX NX NX LIGHTGRID

SERVICE PROGRAM

QS10

	Weight
RWL1	6.5 lbs / 2.95 kg
RWL2	16.5 lbs / 7.48 kg

SPECIFICATIONS

CONSTRUCTION

- 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
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K 4000K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral back box standard with Dual Driver, Dual Power Feed, NX, Wiscape and battery versions (battery versions for RWL1 only)

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers.
- 347V and 480V dimmable driver option for all wattages above 35W
- Ambient operating temperature -40°C to 40°C
- Driver RoHS and IP66

ELECTRICAL (CONTINUED)

- 10kV Surge Protector optional
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- 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 6" standard.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- NX Distributed Intelligence® available with in fixture wireless control module, features dimming and occupancy sensor wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -25°C to 40°C. RWL1 battery is 12.5W RWL2 battery is 18W

CONTROLS (CONTINUED)

- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- IP65 rated housing
- Not all product variations listed in this document are DLC® (DesignLights Consortium Qualified). Refer to designlights.org for most up-to-date list.
- Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant

WARRANTY

- 5 year limited warranty

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Submitted On: Nov 22, 2023 | 1/5 | Index Page

Submitted by Lighting Virginia-Central | **Job Name:** RIO POINT SITE - R1 | **Catalog Number:** RWL1-48L-10-3K7-4W-UNV-XXX | Notes: | **Type:** WM | LV - CENTRAL23-39897

BEACON design. performance. technology

RATIO Wall

RWL1/RWL2 LED WALLPACK

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires | QS10

Example: RWL1-48L-10-3K7-2-UNV-BLS-E

CATALOG #

RWL1 Series	48L-10 # LEDs - Wattage	3K7 CCT/CRI	4W Distribution	UNV Voltage	XXX Color
RWL1 Ratio Wall 1	48L-10 1000 Lumens*	3K7 3000K, 70 CRI	2 IES TYPE II	UNV 120-277V	BLT Black Matte Textured
	48L-15 2,000 Lumens*	4K7 4000K, 70 CRI	3 IES TYPE III	120 120V	BLS Black Gloss Smooth
RWL2 Ratio Wall 2	48L-20 2,500 Lumens*	5K7 5000K, 70 CRI	4F IES TYPE IV FORWARD	208 208V	DBT Dark Bronze Matte Textured
	48L-25 3,500 Lumens		4W IES TYPE IV	240 240V	DBS Dark Bronze Gloss Smooth
	48L-35 4,500 Lumens			277 277V	GTT Graphite Matte Textured
	48L-45 5,500 Lumens*			347 347V	LGS Light Grey Gloss Smooth
	160L-45 6,500 Lumens			480 480V	LGT Light Grey Matte Textured
	160L-50 7,500 Lumens				PSS Platinum Silver Smooth
	160L-65 9,500 Lumens				WHT White Matte Textured
	160L-80 11,000 Lumens				WHS White Gloss Smooth
	160L-95 13,000 Lumens				VGT Verde Green Textured
	160L-115 15,000 Lumens				Color Option
	160L-135 17,500 Lumens				CC Custom Color
	160L-155 19,500 Lumens				SELECT FROM STD COLORS

Control Options Network	
NXW	NX Networked Wireless Radio Module NX8M2 and Bluetooth Programming, without Sensor
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming
WIR	LightGRID+ In Fixture Module[14]
Stand Alone Sensors	
SCP-8F	Remote control programmable line voltage sensor[2,4]
SCP-20F	Remote control programmable line voltage sensor[2,4]
BTS-14F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor [4]
BTS-40F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor [4]
BTSO-12F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12'mounting height [4]
Control Options	
7PR_	7-Pin Receptacle[2]

Options*	
F	Fusing[3]
E	Emergency Battery Backup[5,6]
EH	Emergency Battery w/ Heater Option[5]
2DR	Dual Driver[4,9]
2PF	Dual Power Feed[4,9]
PC	Button Photocontrol[8]
SP	10kA Surge Protector[8]

Notes:
1. Only available with RWL2
2. Networked Controls cannot be combined with other control options
3. Must specify voltage, 120V or 277V only
4. Not available with 347/480V
5. Replace "_" with "M" for up to 14' mounting height, "HO" for up to 40' mounting height
6. This item is located in the integral backbox which will be extended if not ordered with the RWL1 configuration
7. For E and EH, an integral backbox is added to the RWL1 configuration
8. Option only available at 120 or 277V
9. 2DR and 2PF can't be combined with E and EH due to space limitations
10. Not available in 860 Lm or 2 HF
11. Available only in UNV in 25, 35 and 45 Watt in RWL1. Not available in RWL1 5, 15 and 20 Watt.
12. SP and PC cannot be in the same fixture due to space limitations
13. Based on space limitations, some options may not be able to be combined

CONTROLS

Control Options	
Standalone	
SCPREMOTE	Order at least one per project location to program and control

ACCESSORIES AND REPLACEMENT PATS - MADE TO ORDER

Catalog Number	Description
☐ WP-BB-XXX	Accessory for conduit entry[1]

Notes:
1. replace "xxx" with color option

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Submitted On: Nov 22, 2023 | 2/5 | Index Page

Submitted by Lighting Virginia-Central | **Job Name:** RIO POINT SITE - R1 | **Catalog Number:** RWL1-48L-10-3K7-4W-UNV-XXX | Notes: | **Type:** WM | LV - CENTRAL23-39897

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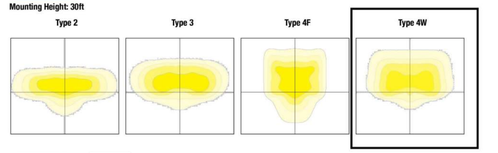
RATIO Wall

RWL1/RWL2 LED WALLPACK

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

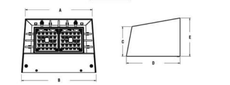
PHOTOMETRY

Mounting Height: 30ft



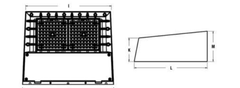
DIMENSIONS

RWL1



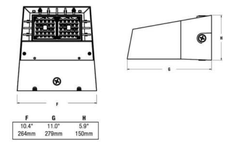
A	B	C	D	E	Weight
8.7"	9.7"	3.9"	7.9"	5.9"	6.5 lbs (2.95 kgs)
221mm	246mm	99mm	178mm	127mm	

RWL2



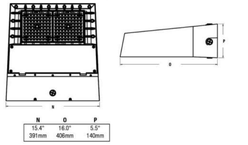
I	J	K	L	M	Weight
14.0"	15.0"	3.9"	12.0"	5.0"	16.5 lbs (7.48 kgs)
356mm	381mm	99mm	305mm	127mm	

RWL1 with Integral Back Box



F	G	H
10.4"	11.0"	5.9"
264mm	279mm	150mm

RWL2 with Integral Back Box



N	O	P
15.4"	16.0"	5.5"
391mm	406mm	140mm

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LIGHT FIXTURE TYPE WM
NOT TO SCALE

LIGHTING VIRGINIA

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06/13/2023	COUNTY COMMENTS FSP & WPO
10/11/2023	COUNTY COMMENTS FSP & WPO
02/02/2024	COUNTY COMMENTS FSP & WPO

DATE: 02/07/2022
DRAWN BY: M. RACHNER
DESIGNED BY: S. BALON
CHECKED BY: S. BALON
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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S:\1103-46883-Wetsel_Property\DWG\Sheet\CD-46883-103L-L6.04-LIGHT-CUTS.dwg | Plotted on 2/7/2024 1:02 PM | by Shawn Balon