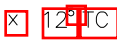
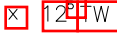
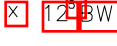
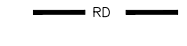
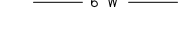
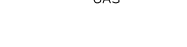
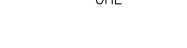
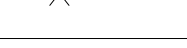
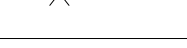
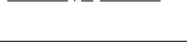
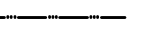
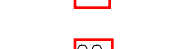
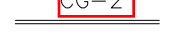
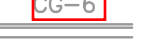
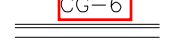
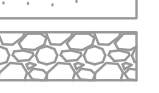
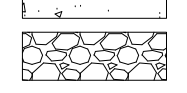
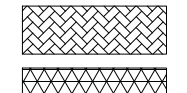
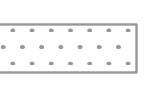
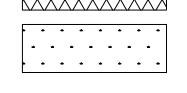
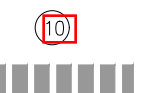
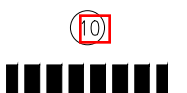
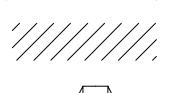
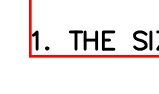


INITIAL SITE DEVELOPMENT PLAN FOR
ECOVILLAGE CHARLOTTESVILLE
TMP 06100-00-00-21000
SDP 201800056
RIO DISTRICT, ALBEMARLE COUNTY, VIRGINIA

LEGEND		
EXIST	NEW	DESCRIPTION
		TOP OF CURB ELEVATION
		SPOT ELEVATION
		TOP OF WALL ELEVATION
		BOTTOM OF WALL ELEVATION
		BENCHMARK
		STORM SEWER
		ROOF DRAIN
		SEWER LINE
		WATER LINE
		GAS LINE
		OVERHEAD ELECTRIC WIRE
		UNDERGROUND ELECTRIC
		OVERHEAD TELEPHONE LINE
		UNDERGROUND TELEPHONE LINE
		DRAIN INLET (DI)
		STORM/SANITARY MANHOLE
		PLUG
		WATER VALVE & BOX
		FIRE HYDRANT
		WATER METER
		LIGHT POLE
		UTILITY POLE
		PROPERTY LINE
		ADJACENT PROPERTY LINE
		VACATED PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
		SANITARY EASEMENT
		GRADING EASEMENT
		DRAINAGE EASEMENT
		UTILITY EASEMENT
		WATER EASEMENT
		ACCESS EASEMENT
		STORM DRAINAGE EASEMENT
		TREE LINE
		FENCE
		STREAM
		INTERVAL CONTOUR
		INDEX CONTOUR
		STANDARD 6" CURB
		COMBINATION 6" CURB & GUTTER
		CONCRETE PAVEMENT / SIDEWALK
		RIPRAP
		ASPHALT
		GRASS
		EC-2 MATTING
		EC-3 MATTING
		WETLAND
		PARKING COUNT
		CROSSWALK
		HANDICAP ACCESSIBLE AISLE
		CG-12
		HANDICAP PARKING
NOTE: 1. THE SIZE OF THE SYMBOLS MAY VARY FROM WHAT IS SHOWN.		

VICINITY MAP SCALE: 1"=500'



SHEET INDEX

- C1 - COVER SHEET
- C2 - EXISTING CONDITIONS & DEMO PLAN
- C3 - SITE PLAN
- C4 - CIRCULATION PLAN
- C5 - GRADING PLAN
- C6 - UTILITY PLAN
- C7 - LANDSCAPE PLAN
- C8 - DETAILS

SIGNATURE BLOCK

CURRENT DEVELOPMENT PLANNER

CURRENT DEVELOPMENT ENGINEER

ALBEMARLE COUNTY SERVICE AUTHORITY

FIRE OFFICIAL

ARCHITECTURAL REVIEW BOARD

BUILDING OFFICIAL

VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE

OWNER / DEVELOPER

OWNER/DEVELOPER:
ECOVILLAGE HOLDING INC
480 RIO ROAD EAST
CHARLOTTESVILLE VA, 22901

MAGISTERIAL DISTRICT

RIO

ZONING

R4 Residential

SOURCE OF TITLE

DB 4582 PG 174
TMP 06100-00-00-21000 (6.43 ACRES TOTAL)

BENCHMARK

SITE DATUM NAVD88

SOURCE OF BOUNDARY & TOPO

BOUNDARY PLAT FROM THOMAS B. LINCOLN LAND SURVEYOR INC. (2006)
AND GIS FROM COUNTY GIS

BUILDING HEIGHT

35' by night
PROPOSED THREE STORY UNITS (VARIABLE HEIGHTS 35' OR LESS)

SETBACKS

5-25' front setback
20' rear setback
5-10' side setback

LIGHTING

NO OUTDOOR LIGHTING IS PROPOSED ON THE INITIAL SITE DEVELOPMENT PLAN.

TRASH REMOVAL

LOCATION OF TRASH TOTES STORAGE NOTED ON SITE PLAN (C3)

TRIP GENERATION

USE DESCRIPTION	ITE	Qty	in	out	total	in	out	total
Townhomes(Mid-Rise)	221	27	2	7	9	7	4	11
Single Family Homes	221	11	2	6	8	7	4	11
								22

EXISTING USE

2 SINGLE FAMILY HOMES

PROPOSED USE

25 TOWNHOME UNITS, 6 11 SINGLE FAMILY HOMES
RESIDENTIAL DENSITY: 36 UNITS / 6.518 AC = 5.52 UNITS PER ACRE

Acreage = 6.518 (includes interior lot to be added to parent parcel)
R4: 6.518 x 4 = 26 units
Woodland preservation: 5% of 26 = 1.3 units
Land dedication: 5% of 26 = 1.3 units
Density Bonus 1/2 affordable units = 30% of 26 = 7.8 units
26+ 1.3+ 1.3+ 7.8 = 36.4 units

LAND USE SCHEDULE

EXISTING	Area	%	PROPOSED	Area	%
Building	3,605	1.3%	Building	82,425	29.0%
Road	0	0.0%	Pavement	42,265	14.8%
Total Impervious	3,605	1.3%	Sidewalk	14,017	4.9%
Open space	280,319	98.7%	Total Impervious	138,707	48.7%
Total=	283,924 SF (6.518 ac.)		Open space	145,217	51.3%
			Total=	283,924 SF (6.518 ac.)	

WATERSHEDS

THIS SITE LIES WITHIN THE MEADOW CREEK WATERSHED.

PARKING

REQUIRED PARKING: 77 SPACES
RESIDENTIAL 2 SPACES/UNITS PER UNIT = 72 SPACES
TOURIST/TRANSIENT LODGING 2 FOR RESIDENT + FOR ADDITIONAL ROOMS = 5 SPACES

PARKING PROVIDED: 77 SPACE
-2 SPACES ON GROUND FLOOR FOR 7 UNITS
-5 SPACES PROVIDED FOR TOURIST/TRANSIENT LODGING (INCLUDING 2 HANDICAP SPACES)

FLOOD ZONE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, EFFECTIVE DATE FEBRUARY 4, 2005 (COMMUNITY PANEL 51003C0287D), THIS PROPERTY DOES NOT LIE IN A ZONE A 100-YEAR FLOOD PLAIN.

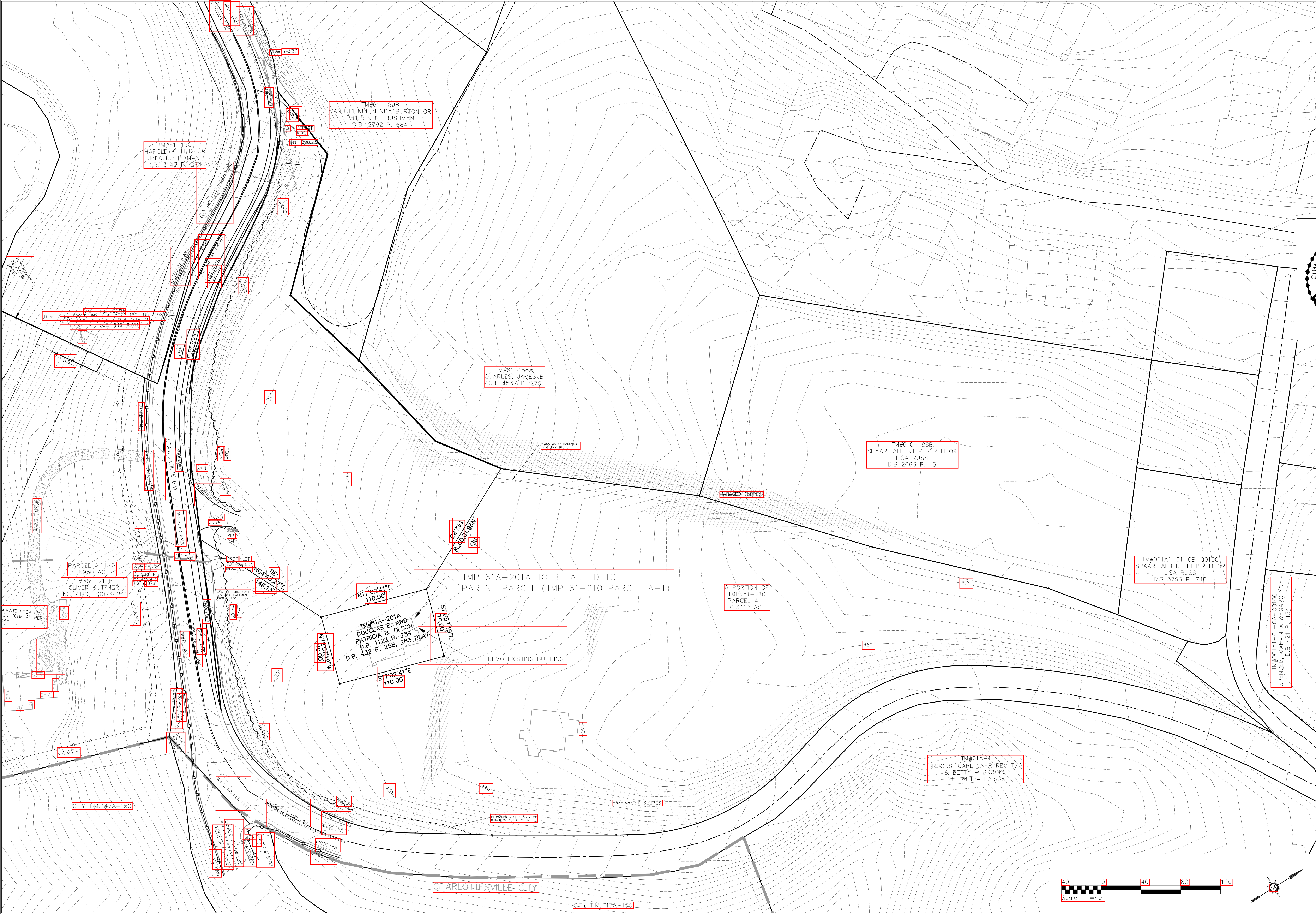
SLOPES

SITE CONTAINS 18,609 SF OF MANAGED STEEP SLOPES AND 56,872 SF PRESERVED SLOPES.

GENERAL WATER AND SEWER

- WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE COUNTY SERVICE AUTHORITY INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER SERVICE AUTHORITY OFFICIALS AT THE START OF THE WORK.
- THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN, ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY.
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS AS ADOPTED BY THE ALBEMARLE COUNTY SERVICE AUTHORITY.
- DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "MISS UTILITY" (1-800-552-7001).
- ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER MEASURED FROM THE TOP OF PIPE, OVER THE CENTERLINE OF PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LATERALS AND WATER LINES, ETC.
- ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.
- VALVES ON DEADEND LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.
- TREES ARE NOT PERMITTED IN THE ACQA EASEMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE NO-LEAD REGULATION REGARDING BRASS FITTINGS EFFECTIVE JANUARY 4, 2014 (SENATE BILL 3874 WHICH AMENDS THE SAFE DRINKING WATER ACT).





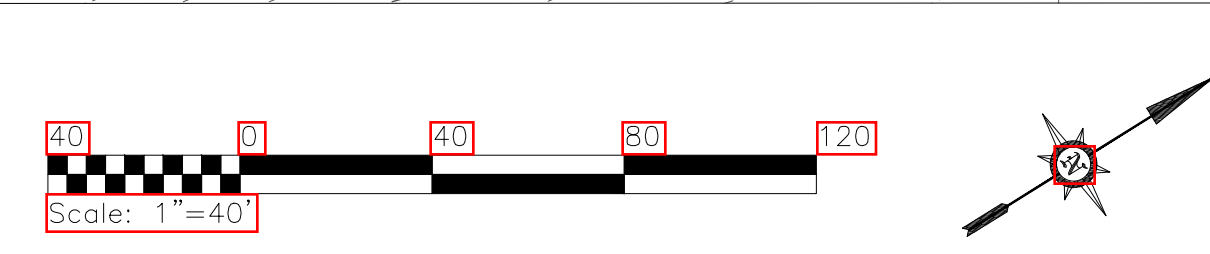
SHIMP ENGINEERING, P.C.
ENGINEERING • LAND PLANNING • PROJECT MANAGEMENT
201 E. MAIN ST. SUITE M
CHARLOTTEVILLE, VA 22802
PHONE: (434) 207-8088
AUSTIN@SHIMP-ENGINEERING.COM

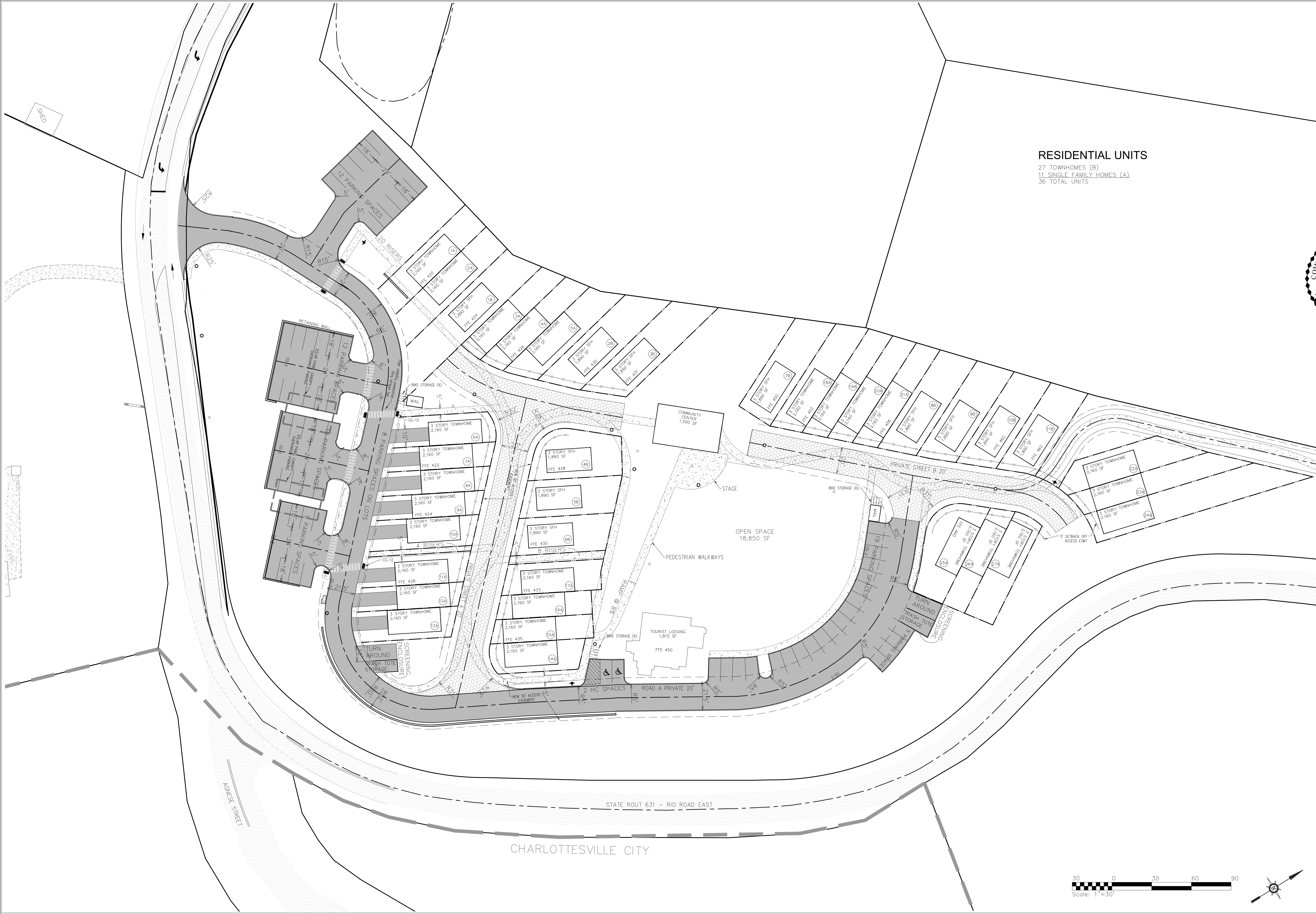


EXISTING CONDITIONS & DEMO PLAN		
Rev. #	Date	Description
11	08/20/2018	POST PRE-APP EDITS

INITIAL SITE DEVELOPMENT PLAN FOR
ECOVILLAGE CHARLOTTEVILLE
ALBEMARLE COUNTY, VIRGINIA

Date	07/16/18
Scale	1" = 40'
Sheet No.	C2 OF 8
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RESIDENTIAL UNITS
27 TOWNHOMES (B)
11 SINGLE FAMILY HOMES (A)
36 TOTAL UNITS



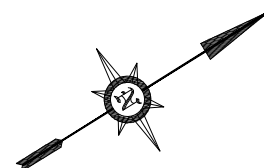
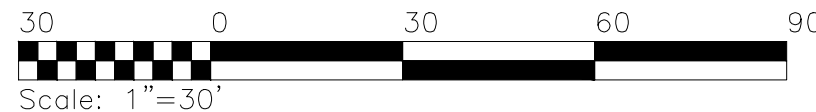
SITE PLAN

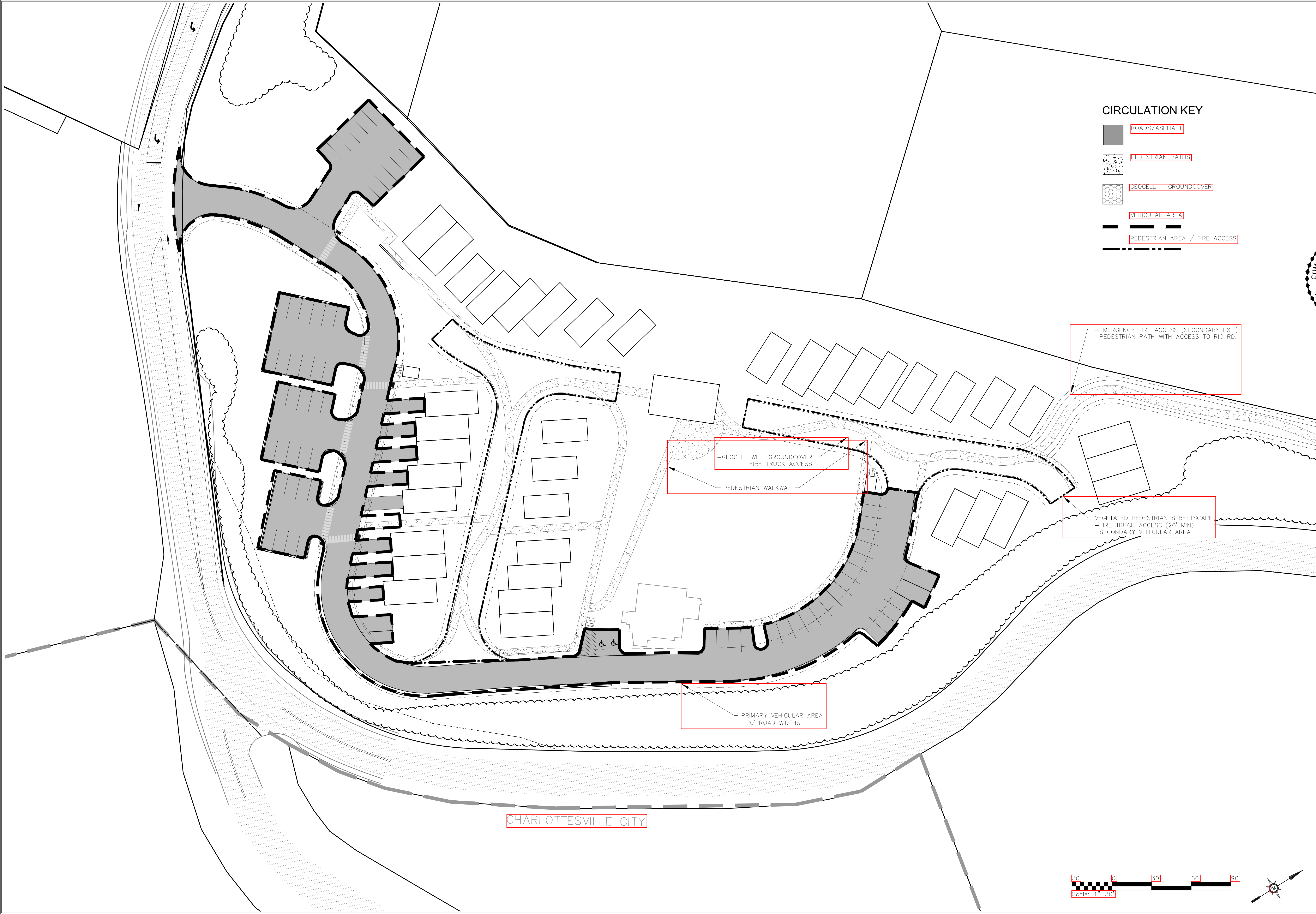
Rev #	Date	Description
1	08/20/2018	POST PRE-APP EDITS

INITIAL SITE DEVELOPMENT PLAN FOR

ECOVILLAGE CHARLOTTESVILLE
ALBEMARLE COUNTY, VIRGINIA

Date	07/16/18
Scale	1" = 30'
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INITIAL SITE DEVELOPMENT PLAN FOR
ECOVILLAGE CHARLOTTESVILLE
ALBEMARLE COUNTY, VIRGINIA

CIRCULATION PLAN

Rev #	Date	Description
11	08/20/2018	POST PRE-APP EDITS

Date

07/16/18

Scale

1" = 30'

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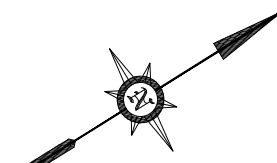
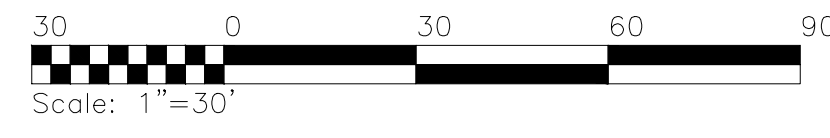
SLOPE DISTURBANCE
In total the project proposes to disturb approximately 9,777 SF of preserved slope of approximately 56,872 SF existing on site. The disturbed slopes will to accommodate a new entrance, parking, and adequate traveway widths along an existing structure.

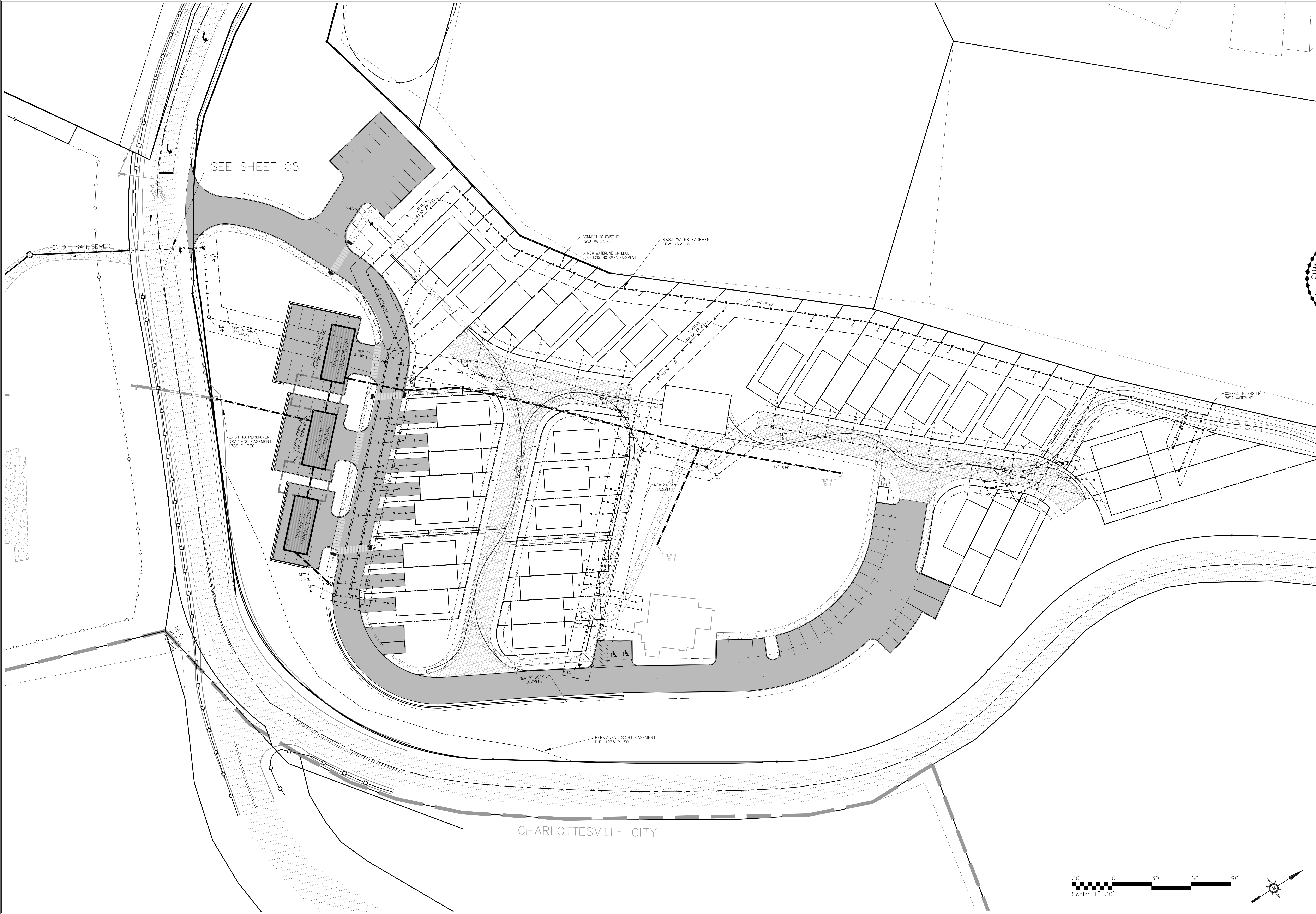


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ENGINEERING • LAND PLANNING • PROJECT MANAGEMENT
201 E. MAIN ST. SUITE M CHARLOTTESVILLE, VA 22902
PHONE: (434) 207-8086 JUSTIN@SHIMP-ENGINEERING.COM

GRADING PLAN	
Rev #	Date
1	08/20/2018
Description POST PRE-APP EDITS	

INITIAL SITE DEVELOPMENT PLAN FOR	
ECOVILLAGE CHARLOTTESVILLE	
ALBEMARLE COUNTY, VIRGINIA	
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UTILITY PLAN		
Rev #	Date	Description
1	08/20/2018	POST PRE-APP EDITS

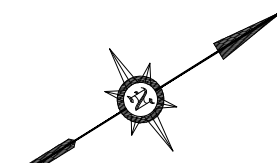
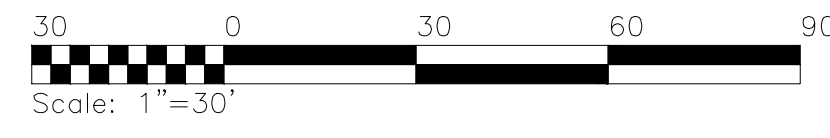
INITIAL SITE DEVELOPMENT PLAN FOR
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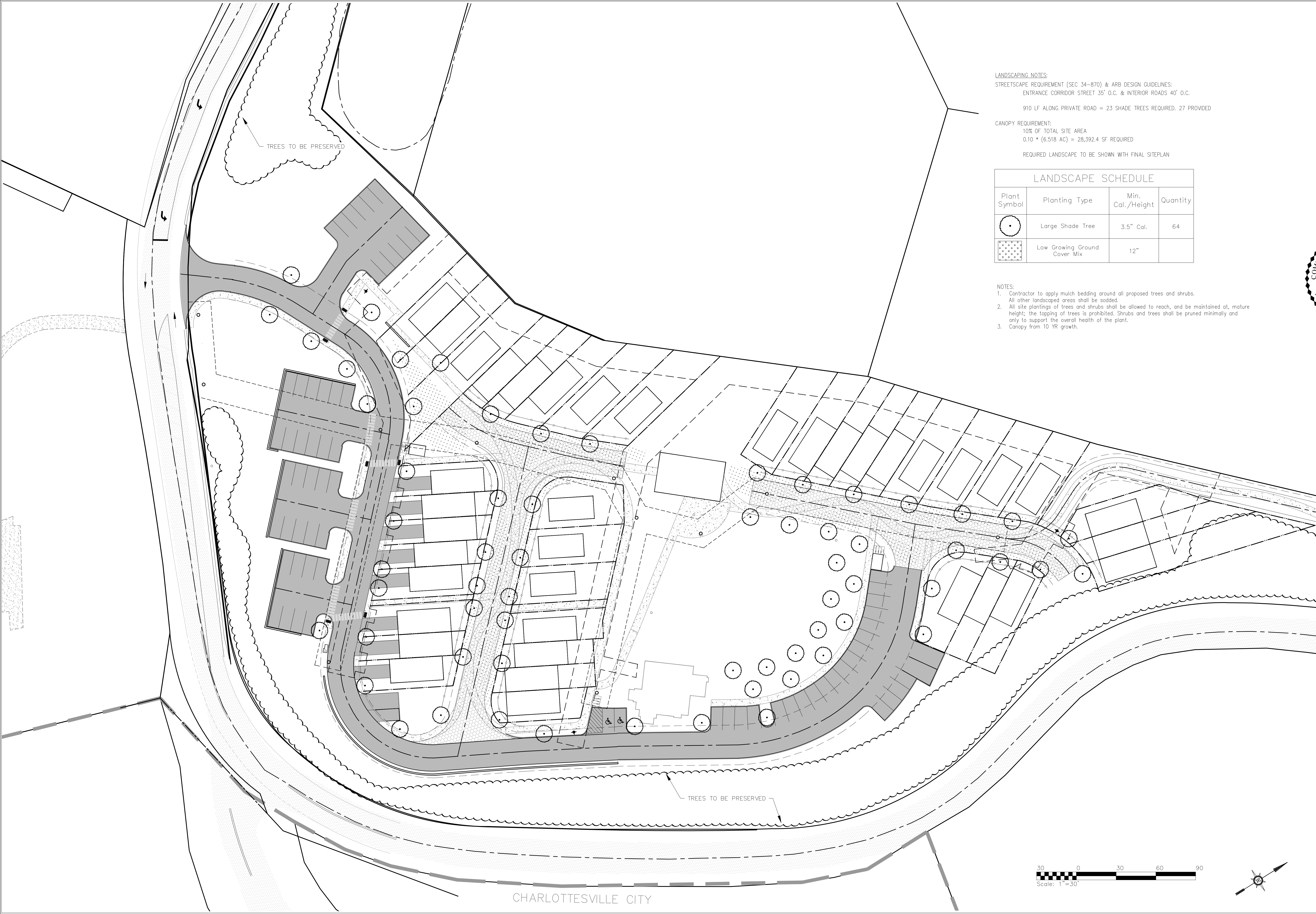
Date07/16/18

Scale1" = 30'

Sheet No.C6 OF 8

File No.16.009





LANDSCAPING NOTES:
STREETSCAPE REQUIREMENT (SEC 34-870) & ARB DESIGN GUIDELINES:
ENTRANCE CORRIDOR STREET 35' O.C. & INTERIOR ROADS 40' O.C.

910 LF ALONG PRIVATE ROAD = 23 SHADE TREES REQUIRED. 27 PROVIDED

CANOPY REQUIREMENT:
10% OF TOTAL SITE AREA
0.10 * (6,518 AC) = 28,392.4 SF REQUIRED

REQUIRED LANDSCAPE TO BE SHOWN WITH FINAL SITEPLAN

LANDSCAPE SCHEDULE			
Plant Symbol	Planting Type	Min. Cal./Height	Quantity
	Large Shade Tree	3.5" Cal.	64
	Low Growing Ground Cover Mix	12"	

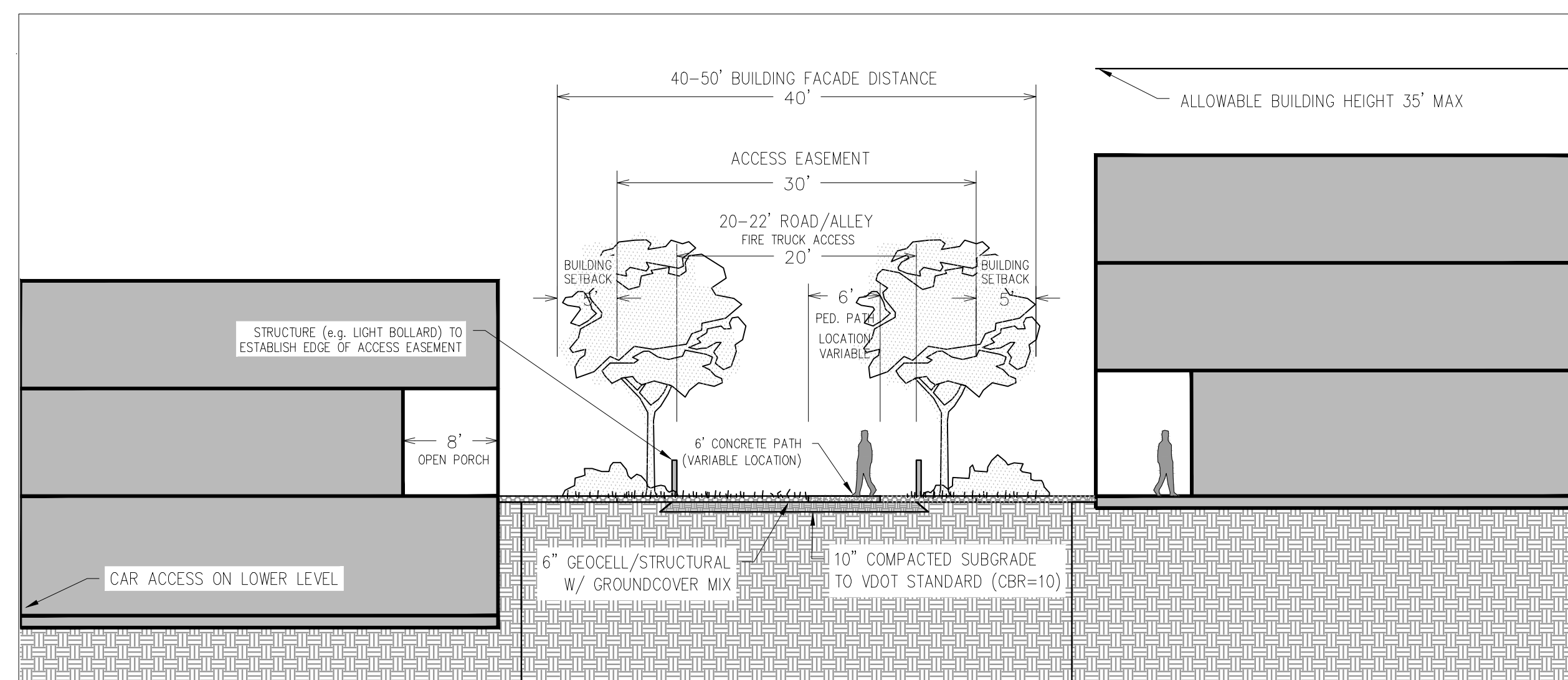
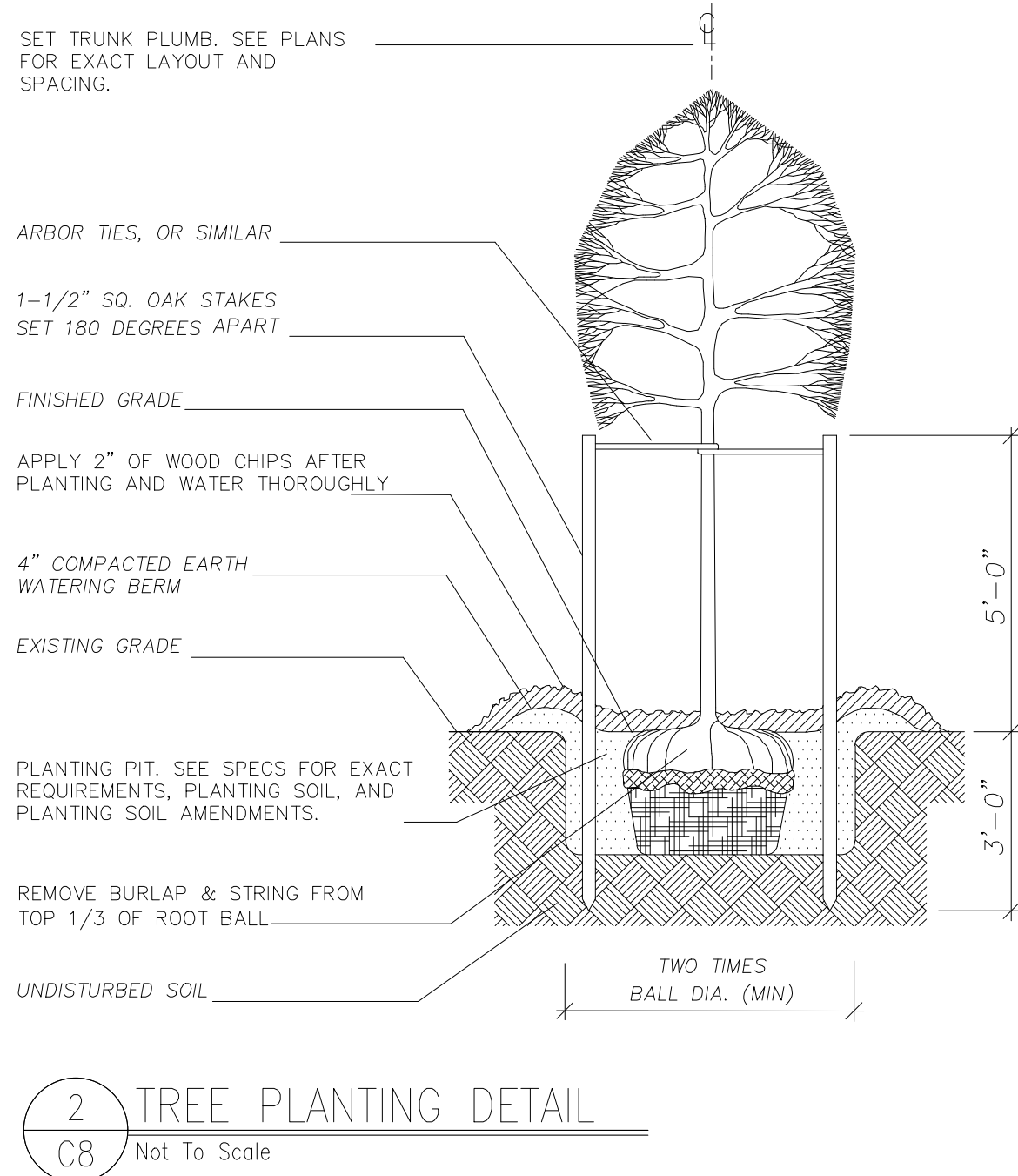
- NOTES:
- Contractor to apply mulch bedding around all proposed trees and shrubs. All other landscaped areas shall be sodded.
 - All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.
 - Canopy from 10 YR growth.



LANDSCAPE PLAN

INITIAL SITE DEVELOPMENT PLAN FOR
ECOVILLAGE CHARLOTTESVILLE
ALBEMARLE COUNTY, VIRGINIA

Date	07/16/18
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Rev #	Date	Description
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