



VICINITY MAP
SCALE: 1" = 400'

LEGEND

- EXISTING CULVERT
- DROP INLET & STRUCTURE NO.
- CURB & GUTTER
- EC-3A DITCH
DEPTH OF EC-3A DITCH
- EC-2 DITCH
DEPTH OF EC-2 DITCH
- EARTH DITCH
- DRIVEWAY CULVERT
- BENCH MARK
- VOOT STANDARD STOP SIGN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- THE TOP ELEVATION DENOTES THE PROPOSED ELEVATION OF THE RETAINING WALL & THE BOTTOM ELEVATION DENOTES THE LOWER EXPOSED PROPOSED ELEVATION OF THE RETAINING WALL.
- PROPOSED SPOT ELEVATION
- 27' RADIUS ON F/C

BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA
IN THE MATTER OF THE PETITION FOR REZONING OF THE SUBJECT PROPERTY

TO THE HONORABLE MAYOR AND MEMBERS OF THE CITY OF THE CITY OF CHARLOTTESVILLE:

The undersigned land liability company in the name of said subject to the above additional zoning ordinance ("Ordinance"). The Ordinance was enacted on the 12th day of September, 2007.

The Ordinance hereby proposes and states that if the subject property is rezoned as proposed, the rezoning will be subject to and the Ordinance will stand in the rezoned PLD as shown on the attached plat.

The Ordinance hereby proposes and states that if the subject property is rezoned as proposed, the rezoning will be subject to and the Ordinance will stand in the rezoned PLD as shown on the attached plat.

The Ordinance hereby proposes and states that if the subject property is rezoned as proposed, the rezoning will be subject to and the Ordinance will stand in the rezoned PLD as shown on the attached plat.

The Ordinance hereby proposes and states that if the subject property is rezoned as proposed, the rezoning will be subject to and the Ordinance will stand in the rezoned PLD as shown on the attached plat.

The Ordinance hereby proposes and states that if the subject property is rezoned as proposed, the rezoning will be subject to and the Ordinance will stand in the rezoned PLD as shown on the attached plat.

The Ordinance hereby proposes and states that if the subject property is rezoned as proposed, the rezoning will be subject to and the Ordinance will stand in the rezoned PLD as shown on the attached plat.

The Ordinance hereby proposes and states that if the subject property is rezoned as proposed, the rezoning will be subject to and the Ordinance will stand in the rezoned PLD as shown on the attached plat.

The Ordinance hereby proposes and states that if the subject property is rezoned as proposed, the rezoning will be subject to and the Ordinance will stand in the rezoned PLD as shown on the attached plat.

The Ordinance hereby proposes and states that if the subject property is rezoned as proposed, the rezoning will be subject to and the Ordinance will stand in the rezoned PLD as shown on the attached plat.

The Ordinance hereby proposes and states that if the subject property is rezoned as proposed, the rezoning will be subject to and the Ordinance will stand in the rezoned PLD as shown on the attached plat.

The Ordinance hereby proposes and states that if the subject property is rezoned as proposed, the rezoning will be subject to and the Ordinance will stand in the rezoned PLD as shown on the attached plat.

The Ordinance hereby proposes and states that if the subject property is rezoned as proposed, the rezoning will be subject to and the Ordinance will stand in the rezoned PLD as shown on the attached plat.

The Ordinance hereby proposes and states that if the subject property is rezoned as proposed, the rezoning will be subject to and the Ordinance will stand in the rezoned PLD as shown on the attached plat.

The Ordinance hereby proposes and states that if the subject property is rezoned as proposed, the rezoning will be subject to and the Ordinance will stand in the rezoned PLD as shown on the attached plat.

The Ordinance hereby proposes and states that if the subject property is rezoned as proposed, the rezoning will be subject to and the Ordinance will stand in the rezoned PLD as shown on the attached plat.

The Ordinance hereby proposes and states that if the subject property is rezoned as proposed, the rezoning will be subject to and the Ordinance will stand in the rezoned PLD as shown on the attached plat.

The Ordinance hereby proposes and states that if the subject property is rezoned as proposed, the rezoning will be subject to and the Ordinance will stand in the rezoned PLD as shown on the attached plat.

The Ordinance hereby proposes and states that if the subject property is rezoned as proposed, the rezoning will be subject to and the Ordinance will stand in the rezoned PLD as shown on the attached plat.

RIALTO BEACH FINAL SITE PLAN

CITY OF CHARLOTTESVILLE, VIRGINIA



SUBDIVISION SITE MAP
SCALE: 1" = 50'

**CURRENT
OWNER/DEVELOPER**
COLEWAY DEVELOPMENT LLC
1102 LITTLE HIGH STREET
CHARLOTTESVILLE, VIRGINIA 22902

PROJECT ENGINEER
COLLINS ENGINEERING
800 EAST JEFFERSON STREET
CHARLOTTESVILLE, VIRGINIA 22902
PHONE: (434)293-3719

TOTAL SITE AREA	1.9887 AC	24449 AC*
TMP 99 P 375	0.2777 AC	
TMP 99 P 375	0.2777 AC	
PARCEL A	0.2885 AC	
PARCEL B	0.0110 AC	
PARCEL C	0.0220 AC	
1/2 60' R.O.W. PALATINE AVE.	0.0885 AC	
25' PORTION ROUEMONT	0.1102 AC	
25' PORTION ROUEMONT	0.0550 AC	

* DOES NOT INCLUDE EXISTING R.O.W. FOR RIALTO ST.

SHEET INDEX

TITLE	SHEET
TITLE SHEET	1
EXISTING CONDITIONS	2
LAYOUT, GRADING, & UTILITY PLAN	3
DRAINAGE AREAS	4
DRAINAGE CALCULATIONS	4A
PROFILES	5
NOTES AND DETAILS	7A
NOTES AND DETAILS	7B
LANDSCAPE PLAN	8
STORMWATER MANAGEMENT	9
STORMWATER MANAGEMENT	10

GENERAL NOTES

OWNER/DEVELOPER:
COLEWAY DEVELOPMENT LLC
1102 LITTLE HIGH STREET
CHARLOTTESVILLE, VIRGINIA 22902
TELEPHONE: (434)242-7412
CONTACT: ANDREW MCINTYRE

ENGINEER:
COLLINS ENGINEERING
800 EAST JEFFERSON STREET
CHARLOTTESVILLE, VIRGINIA 22902
TELEPHONE: (434)293-3719
FAX: (434)245-0308
CONTACT: MR. SCOTT COLLINS, P.E.
EMAIL: SCOTT@COLLINS-ENGINEERING.COM

TAX MAP NO.:
59-375, 59-375.1, 59-379

ZONING:
PLD - PROFFERS ATTACHED TO THIS PLAN.

USE:
13 SINGLE FAMILY DETACHED
& DUPLEX UNITS
19 TOTAL RESIDENTIAL UNITS

DENSITY:
19 UNITS / 2.54 ACRES = 7.5 DU/AC

BUILDING HEIGHTS:
MAXIMUM 35 FT.

SUBDIVISION STREETS:
CURB & GUTTER

WATERSHED: MOORE'S CREEK WATERSHED
TOPO & SURVEY SOURCE OF INFORMATION:
CITY OF CHARLOTTESVILLE GIS DATA & SURVEY INFORMATION PROVIDED BY TERRA CONCEPTS, PC.

LOCATION OF PROJECT: INTERSECTION OF RIALTO AND PALATINE STREET

PARKING:
REQUIRED: 1 SP/ DWELLING UNIT
= 19 DU x (1 SP/DU) = 19 SPACES
1 GARAGE SPACE PER UNIT + 8 ON-STREET SPACES = 27 SPACES TOTAL

USGS DATUM: NAD 83

AREA AND LOT COVERAGE:
TOTAL AREA: 2.5 ACRES
BUILDING AREA PROPOSED: 0.50 ACRES
PARKING/ SIDEWALK/ TRAVEL AREA PROPOSED: 0.60 ACRES
OPEN SPACE AREA: 0.5 ACRES (20%)
RECREATIONAL AREA: INCLUDED IN OPEN SPACE/TRAILS

BUILDING/ LOT SETBACKS:
FRONT: 10'
SIDE: 3'
REAR: 10'

SIGNAGE: NO SIGNAGE IS PROPOSED.

LIGHTING:
ALL FIXTURES SHALL BE FULL CUT-OFF. A PHOTOMETRIC LIGHTING PLAN WILL BE PROVIDED WITH THE FINAL SITE PLAN FOR ANY STREET LIGHTING

PHASING: SEE PROFFERS, THIS SHEET FOR PHASING REQUIREMENTS

AFFORDABLE HOUSING: SEE PROFFERS, THIS SHEET FOR REQUIREMENTS.

PUBLIC UTILITIES: PROJECT SHALL BE SERVED BY CITY WATER & SEWER

STORMWATER MANAGEMENT AND STORM DRAINAGE:
THE PROJECT WILL CONTAIN A BIOTRELLER BELOW THE STREET AND PROPOSED LOTS TO COLLECT AND TREAT THE RUN-OFF PRIOR TO ANY DISCHARGE INTO MOORE'S CREEK. THIS FACILITY WILL PROVIDE WATER QUALITY AND DETENTION FOR THE PROJECT. THE TOTAL AMOUNT OF RUN-OFF FROM THE PROJECT TO THIS FACILITY IS APPROXIMATELY 2.5 ACRES. THIS BIOTRELLER WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. THESE WATER QUALITY FACILITIES ARE TREATING APPROXIMATELY 2.5 ACRES AND DISCHARGING INTO MOORE'S CREEK. THE MAINTENANCE PROGRAM FOR THE BIOTRELLER SHALL BE CLEANSING OUT THE UNDERGRASS ANNUALLY, OR AS NECESSARY, ENSURING HEALTHY, VEGETATIVE GROWTH OF THE PLANTINGS, AND CLEANING OF THE TRASH FROM THE FACILITY.

STREAM BUFFER: SOME OF THE STREET IMPROVEMENTS ARE LOCATED WITHIN THE 100' YEAR FLOODPLAIN. NO HOUSING IS LOCATED WITHIN THE 100' YEAR FLOODPLAIN.

INGRESS/EGRESS:
RESIDENTS FROM THIS PROJECT WILL EXIT THE SITE AT THE INTERSECTION OF RIALTO AND PALATINE STREET. FROM THERE, THE EXISTING GRID STREETS WILL DISBURSE TRAFFIC TO MONTICELLO AVENUE.

EROSION CONTROL PLAN: AN EROSION CONTROL PLAN WILL BE PROVIDED DURING THE PLAN REVIEW PROCESS.

NOTE: ALL PROPOSED PAVEMENT SHALL BE CAPABLE OF SUPPORTING 75,000 LBS. THIS WILL BE CHECKED AT THE TIME THE FINAL PLANS ARE SUBMITTED.

NOTE: A FIRE HYDRANT SHALL BE PROVIDED ALONG THE STREET TO SERVE AS FIRE PROTECTION FOR THE RESIDENTIAL UNITS. THE FIRE HYDRANT SHALL PROVIDE A MINIMUM PRESSURE OF 20 PSI AT 1500 CFM.

CONSERVATION PLAN: A SITE ASSESSMENT IS BEING CONDUCTED DURING THE PRELIMINARY PLAN STAGE TO DETERMINE IF THERE ARE ANY TREES GREATER THAN 4" DIA. IN CALIPER THAT ARE PROPOSED TO BE IMPACTED WITH THE PROPOSED ROAD AND LOT IMPROVEMENTS AS SHOWN ON THE PLANS.

SITE TRIP GENERATION AND LAND USE ITE CODE 7TH EDITION FOR PROPOSED 19 SINGLE FAMILY DETACHED BUILDINGS*
ADT:
EQUATION = 228 VPD (113 VPD ENTER/113 VPD EXIT)
RATE = 182 VPD (91 VPD ENTER/91 VPD EXIT) -

AM PEAK:
EQUATION = 23 VPH (6 VPH ENTER/17 VPH EXIT)
RATE = 15 VPH (6 VPH ENTER/17 VPH EXIT)

PM PEAK:
EQUATION = 24 VPH (15 VPH ENTER/9 VPH EXIT)
RATE = 19 VPH (12 VPH ENTER/7 VPH EXIT)

*NOTE: 4 OF THE 19 UNITS ARE ACTUALLY ATTACHED UNITS, RATHER THAN DETACHED, HOWEVER THESE WERE ANALYZED AS DETACHED UNITS TO CONSIDER A WORST-CASE SCENARIO.

RECEIVED
SEP 13 2011

DATE	DESCRIPTION
4/18/2008 <td>INITIAL SUBMITTAL</td>	INITIAL SUBMITTAL
5/16/2008 <td>REVISED PER CITY COMMENTS</td>	REVISED PER CITY COMMENTS
8/12/2008 <td>REVISED PER CITY COMMENTS</td>	REVISED PER CITY COMMENTS
10/8/2008 <td>REVISED PER CITY COMMENTS</td>	REVISED PER CITY COMMENTS



SEAL OF THE STATE OF VIRGINIA
SCOTT COLLINS
P.E.
LICENSE NO. 37791
COMMERCIAL

RIALTO BEACH
COVER

COLLINS ENGINEERING
800 E JEFFERSON STREET
CHARLOTTESVILLE, VIRGINIA 22902
OFFICE: 434-283-3719

DRAWN BY: JMK
CHECKED BY: SRC
DATE: 04/18/2008
PROJECT NO.: 072007
SHEET: 1