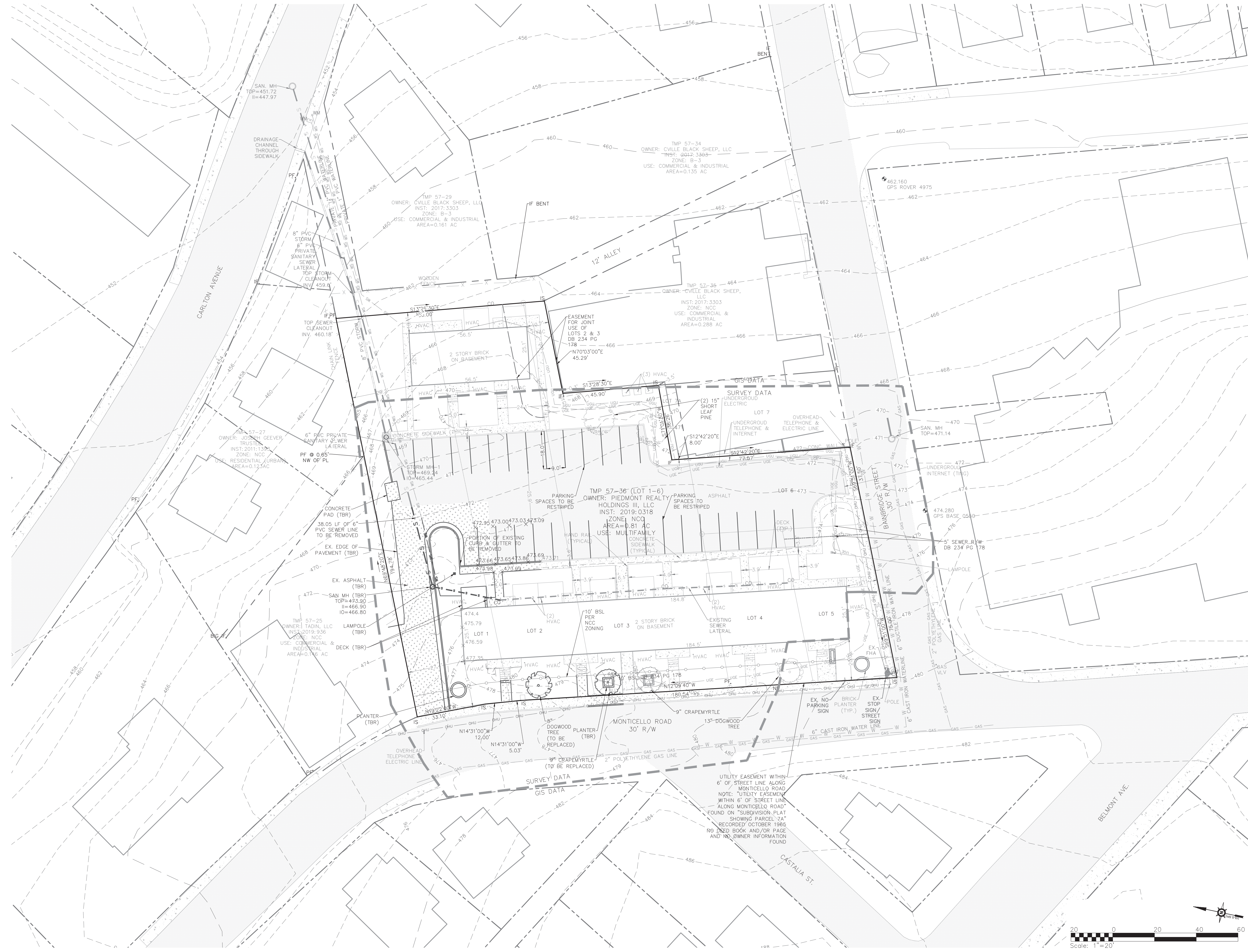


NOTE: BOUNDARY AND ALL EXISTING UTILITIES SHOWN ARE SURVEYED. THE DIVIDING LINE BETWEEN SURVEY DATA AND GIS DATA IS FOR CONTOURS, BUILDINGS ROAD & SIDEWALKS DATA



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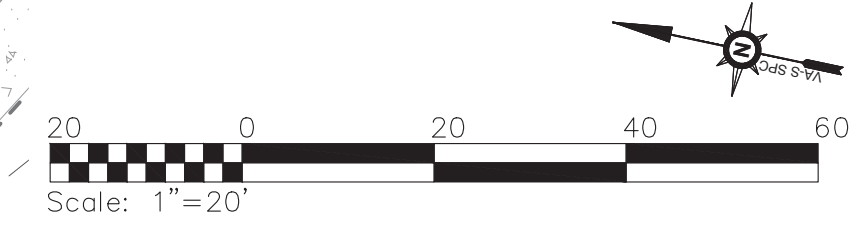


FINAL SITE DEVELOPMENT PLAN
BELMONT HEIGHTS

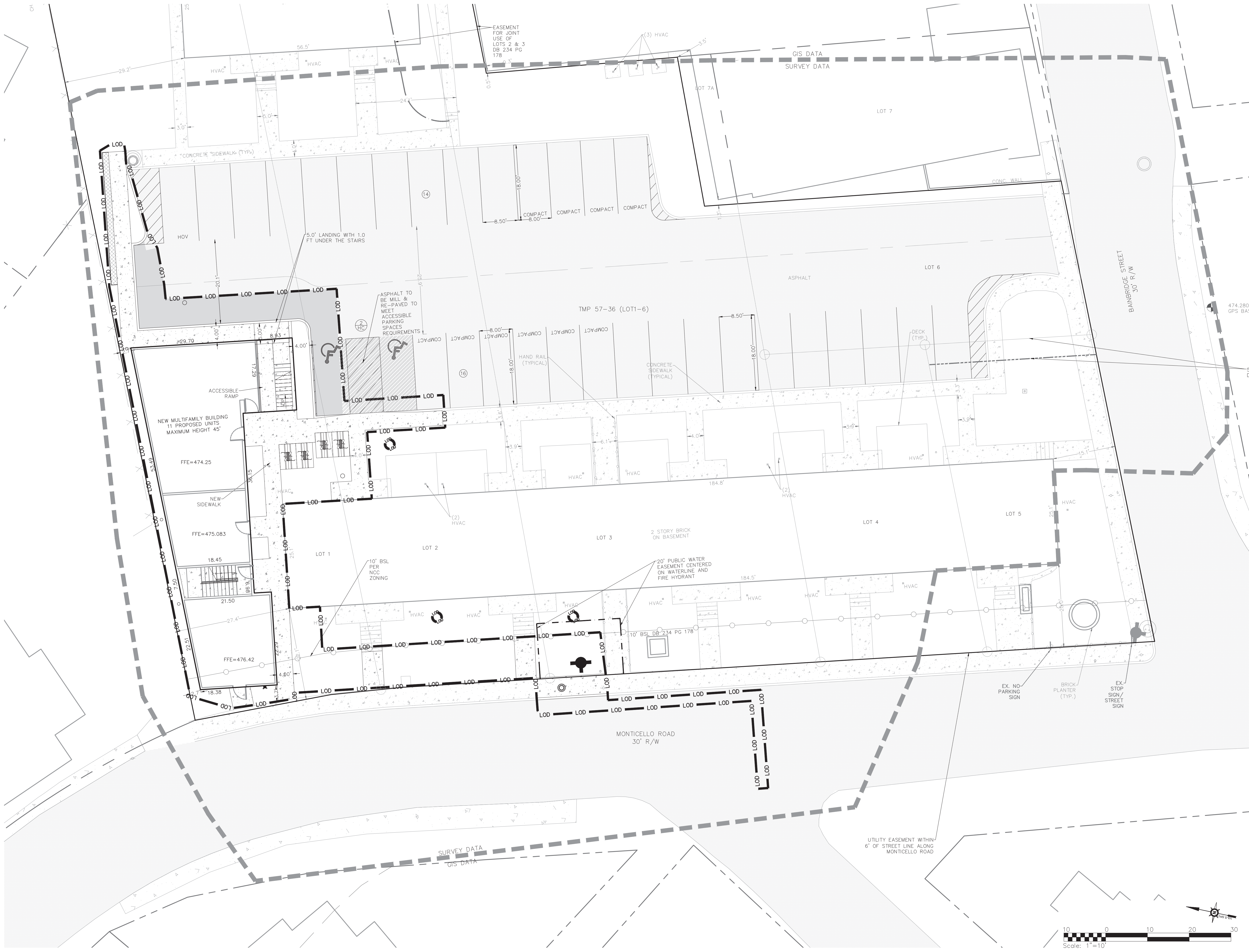
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EXISTING CONDITIONS



C2



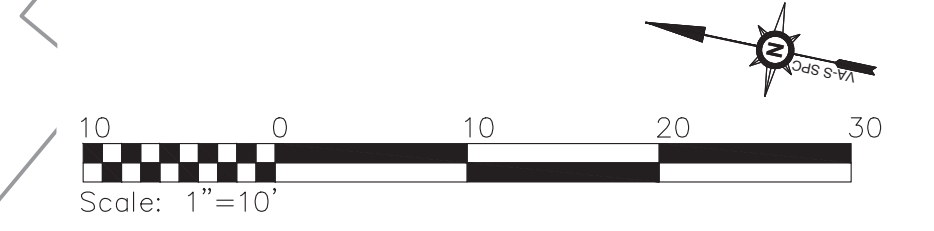
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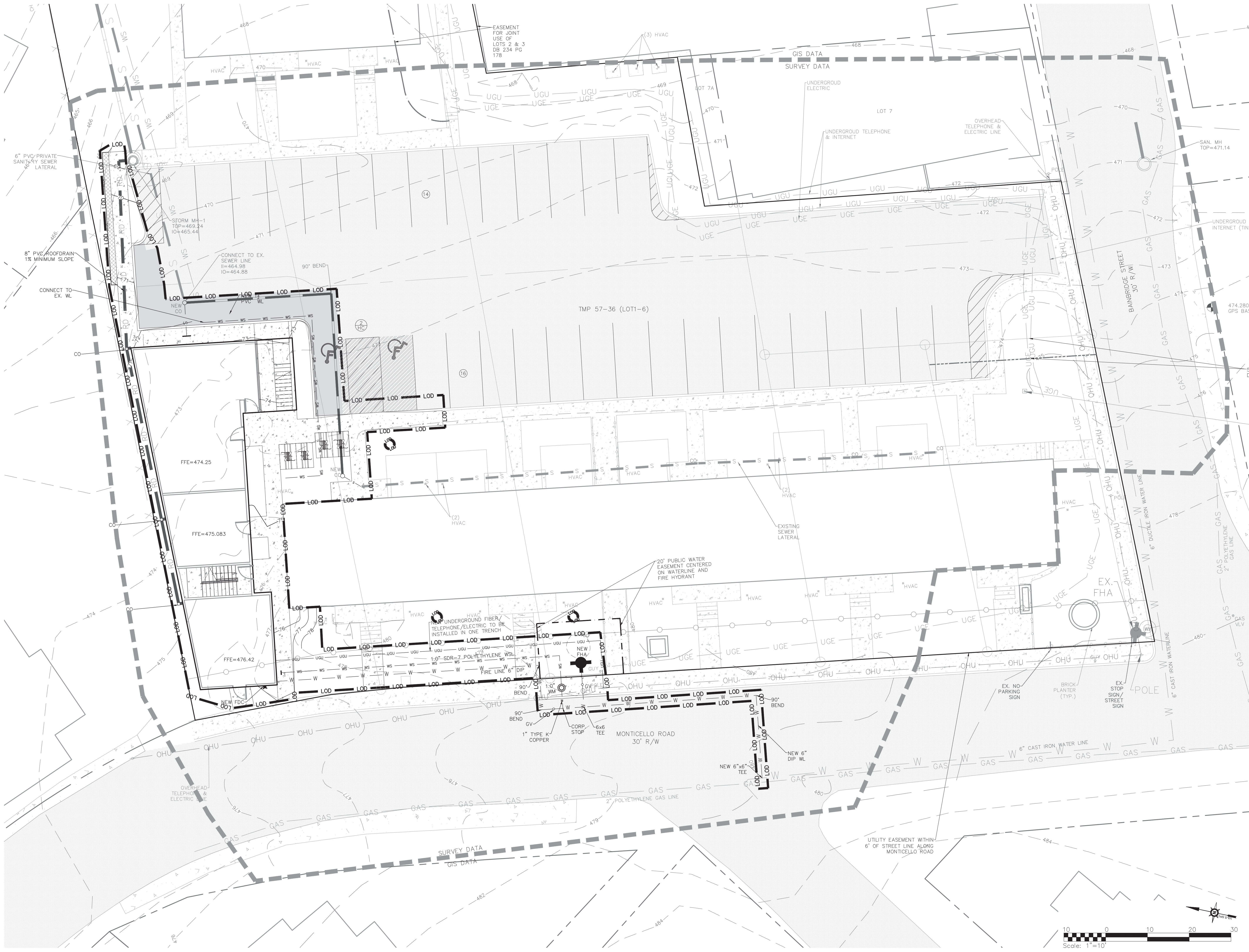
FINAL SITE DEVELOPMENT PLAN
BELMONT HEIGHTS

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 SITE LAYOUT



C3



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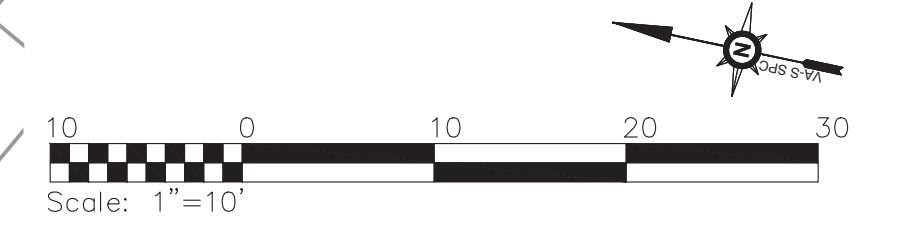
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BELMONT HEIGHTS**

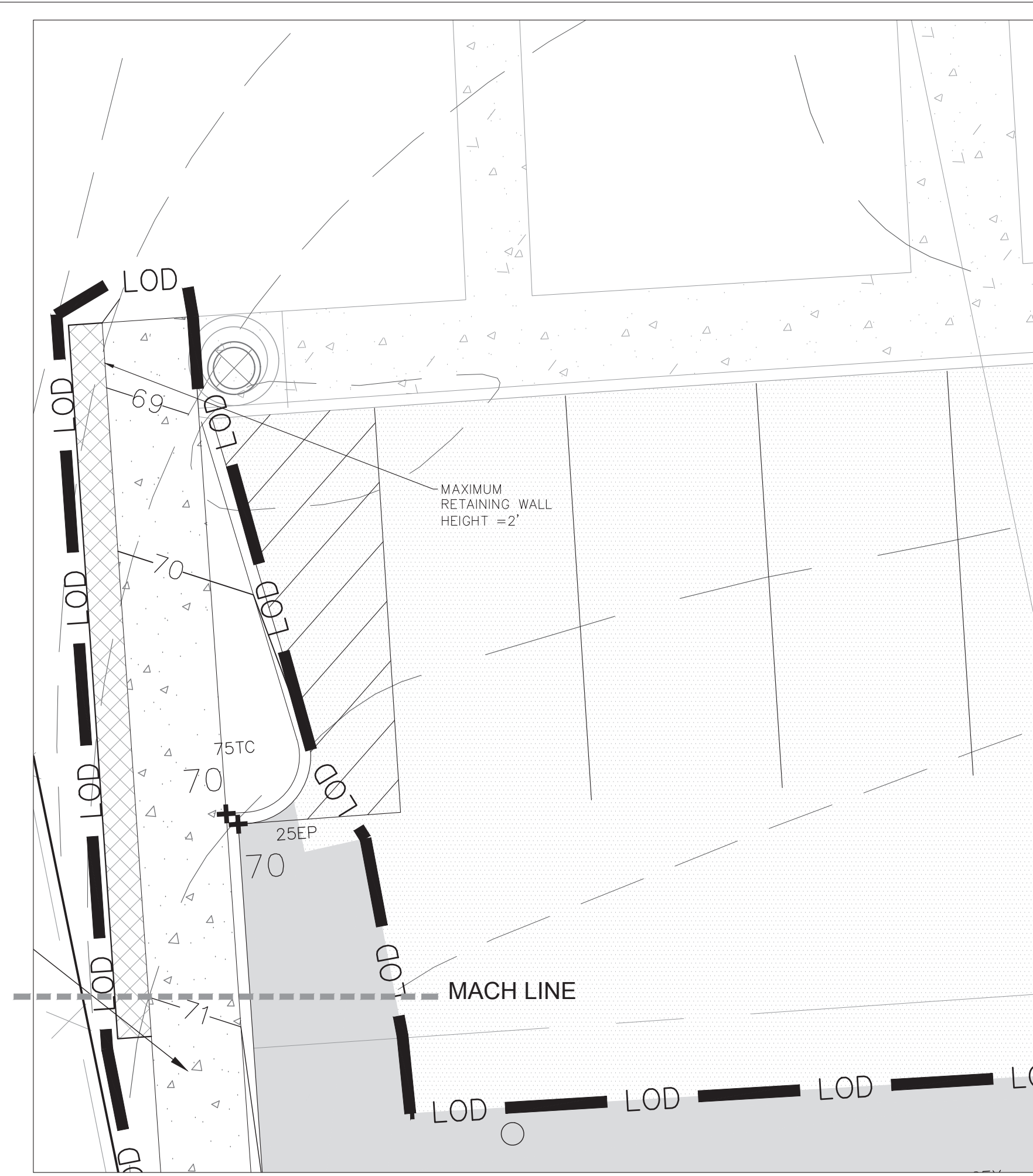
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SUBMISSION:
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FILE NO. 20.020

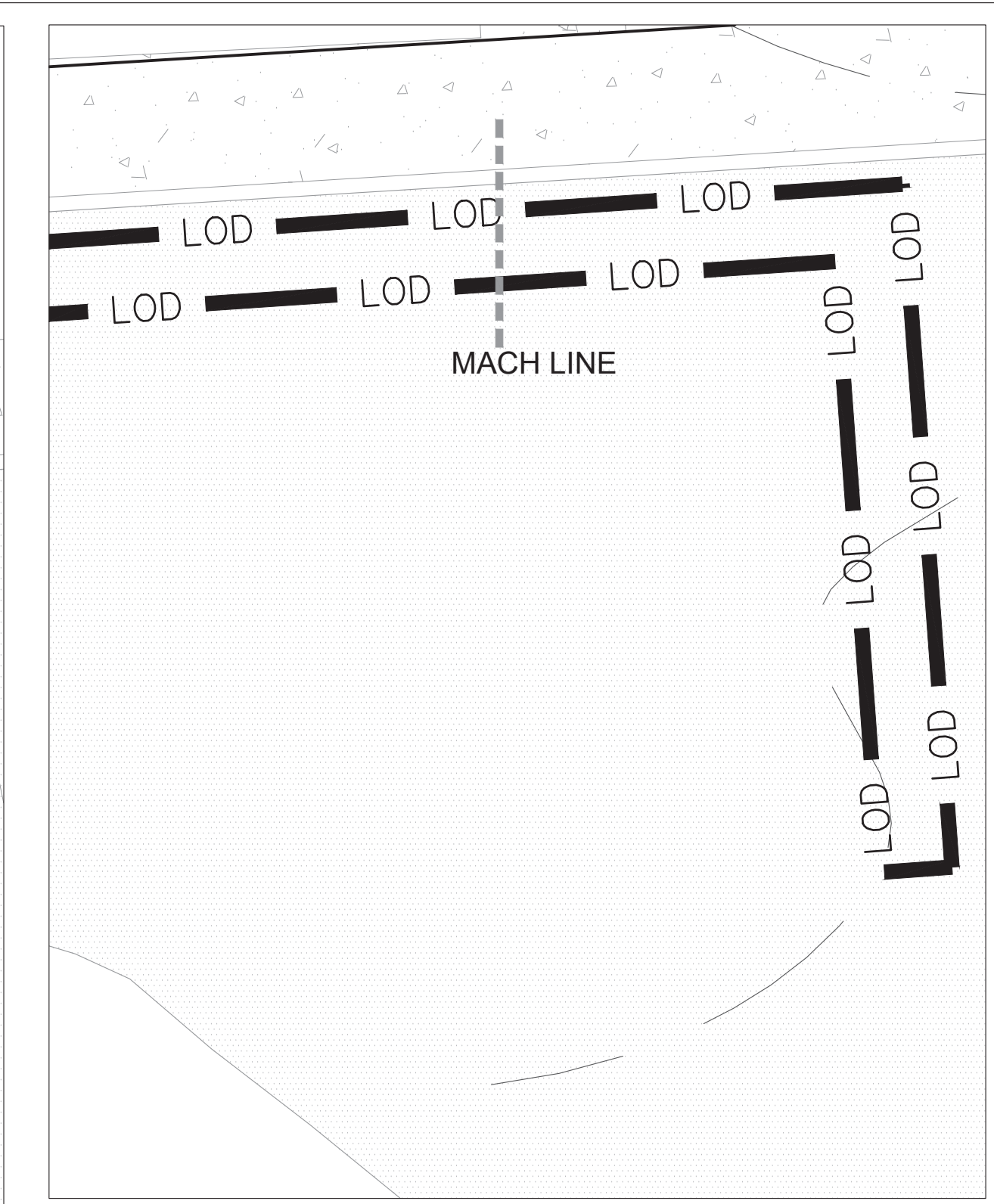
GRADING & UTILITY PLAN

C4





1 GRADING & SPOT ELEVATION PLAN
 C5 SCALE: 1"=5'



2 GRADING & SPOT ELEVATION PLAN
 C5 SCALE: 1"=5'



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FINAL SITE DEVELOPMENT PLAN
BELMONT HEIGHTS

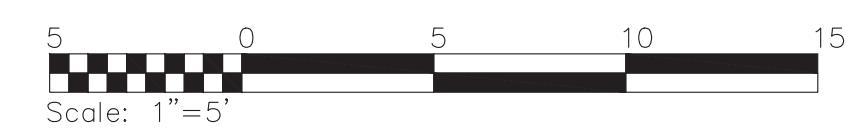
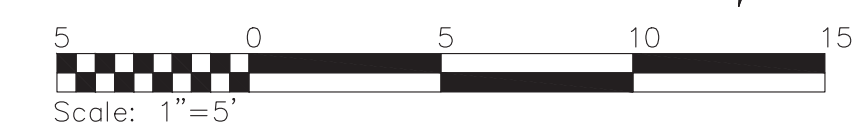
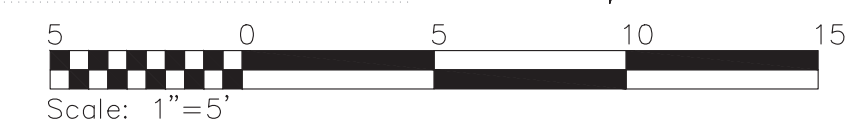
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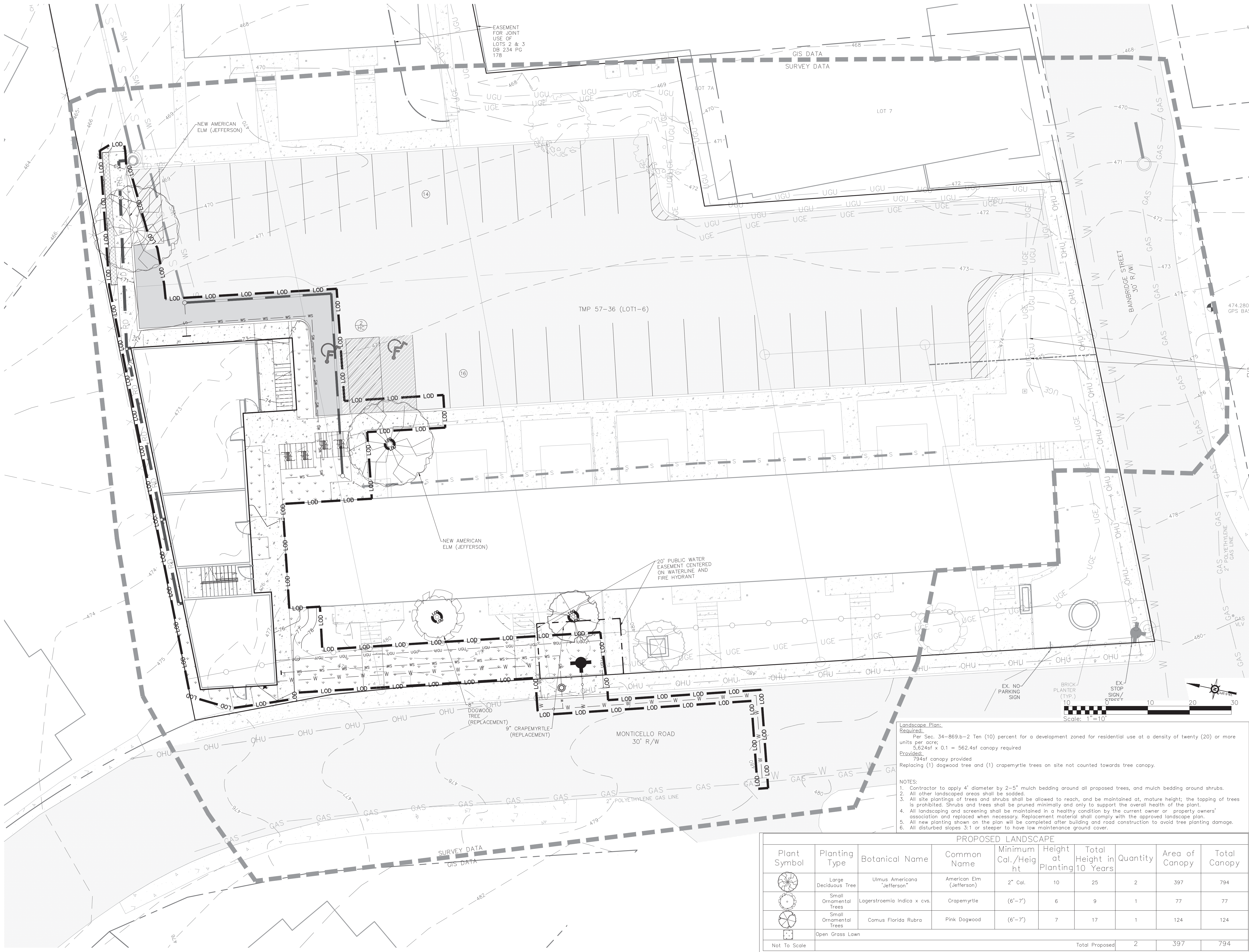
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DETAILED GRADING PLAN

C5

20' PUBLIC WATER EASEMENT CENTERED ON WATERLINE AND FIRE HYDRANT





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**FINAL SITE DEVELOPMENT PLAN
BELMONT HEIGHTS**

ALBEMARLE COUNTY, VIRGINIA
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2022.10.27
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LANDSCAPE PLAN

C6

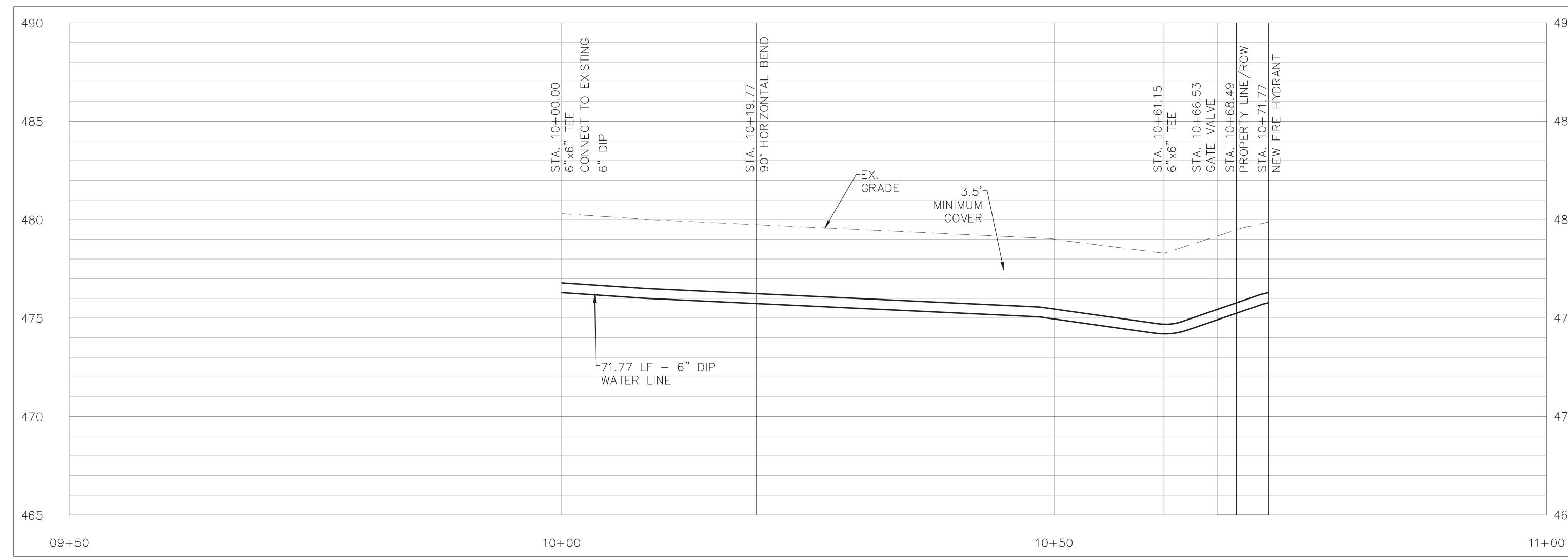
Landscape Plan:
Required:
Per Sec. 34-869.b-2 Ten (10) percent for a development zoned for residential use at a density of twenty (20) or more units per acre;
 $5,624sf \times 0.1 = 562.4sf$ canopy required
Provided:
794sf canopy provided
Replacing (1) dogwood tree and (1) crapemyrtle trees on site not counted towards tree canopy.

NOTES:
1. Contractor to apply 4" diameter by 2-5" mulch bedding around all proposed trees, and mulch bedding around shrubs.
2. All other landscaped areas shall be sodded.
3. 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.
4. All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
5. All new planting shown on the plan will be completed after building and road construction to avoid tree planting damage.
6. All disturbed slopes 3:1 or steeper to have low maintenance ground cover.

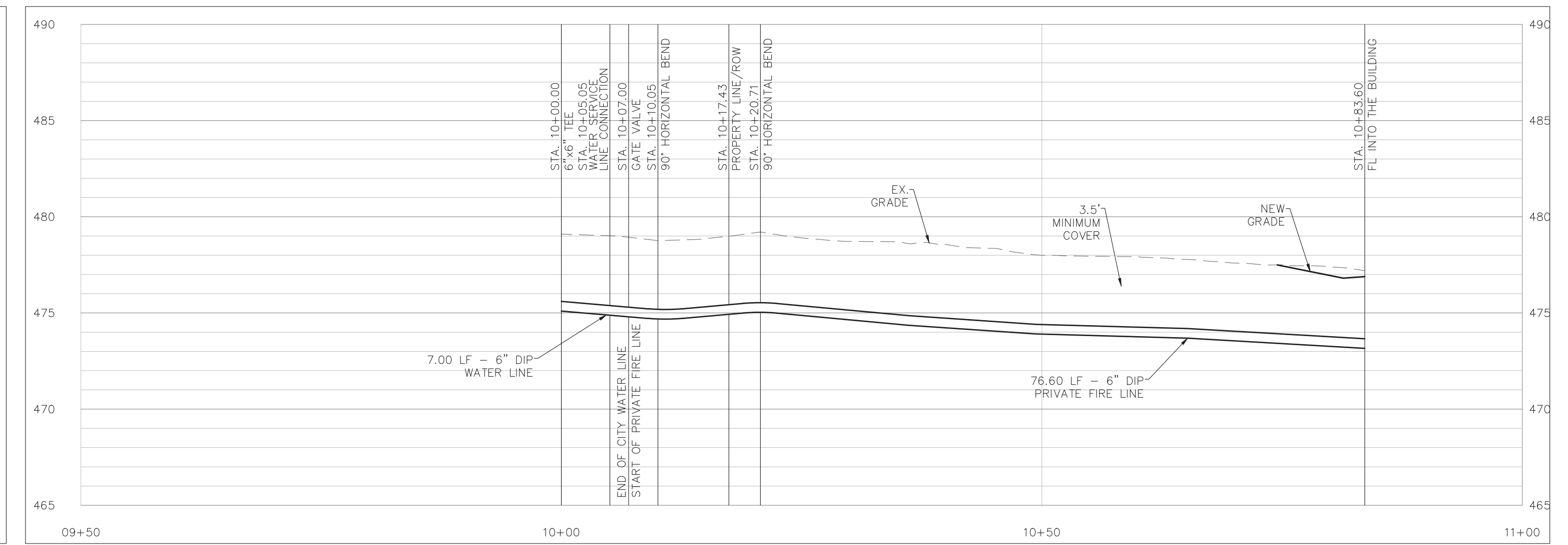
PROPOSED LANDSCAPE

Plant Symbol	Planting Type	Botanical Name	Common Name	Minimum Cal./Height	Height at Planting	Total Height in 10 Years	Quantity	Area of Canopy	Total Canopy
	Large Deciduous Tree	Ulmus Americana "Jefferson"	American Elm (Jefferson)	2" Cal.	10	25	2	397	794
	Small Ornamental Trees	Lagerstroemia Indica x cvs.	Crapemyrtle	(6'-7')	6	9	1	77	77
	Small Ornamental Trees	Comus Florida Rubra	Pink Dogwood	(6'-7')	7	17	1	124	124
	Open Grass Lawn								
Total Proposed							2	397	794

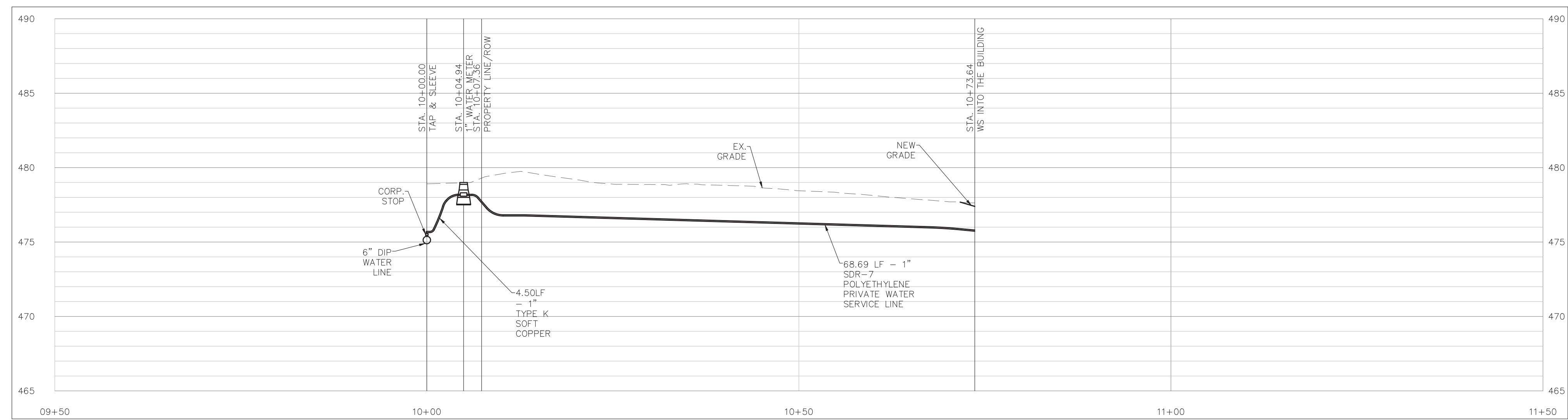
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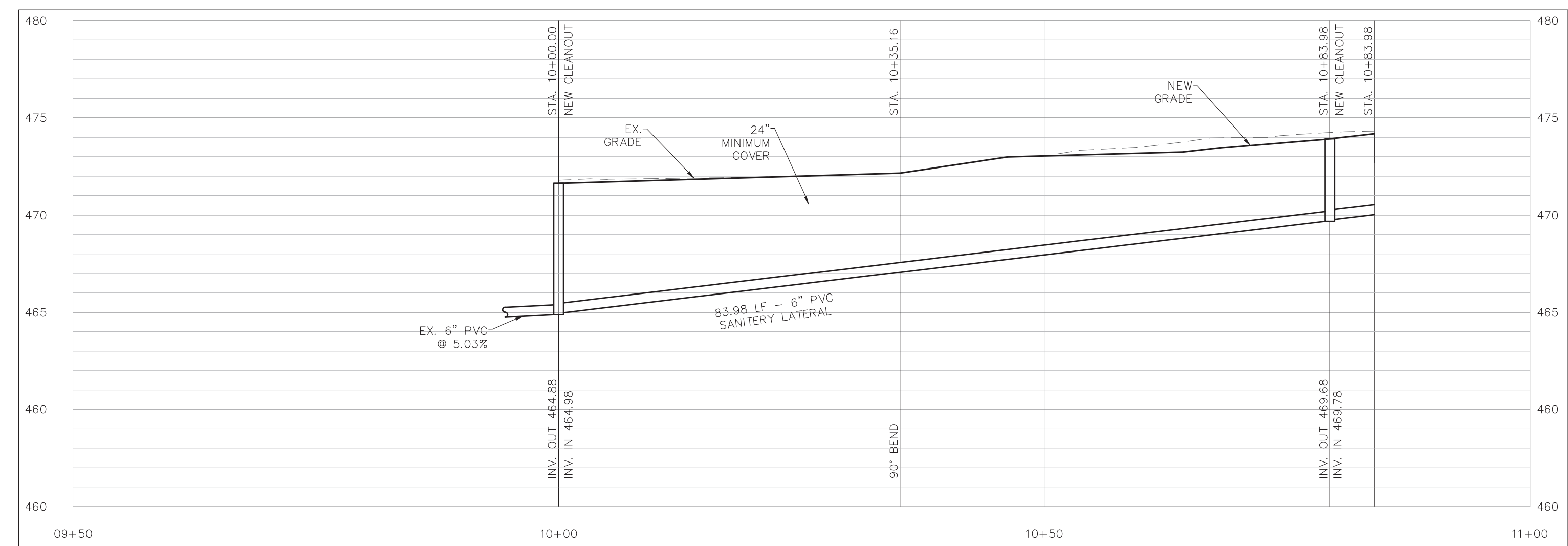
5 NEW 6" DIP WATER LINE TO FIRE HYDRANT PROFILE
 C7 HORZ: 1"=10'
 VERT: 1"=5'



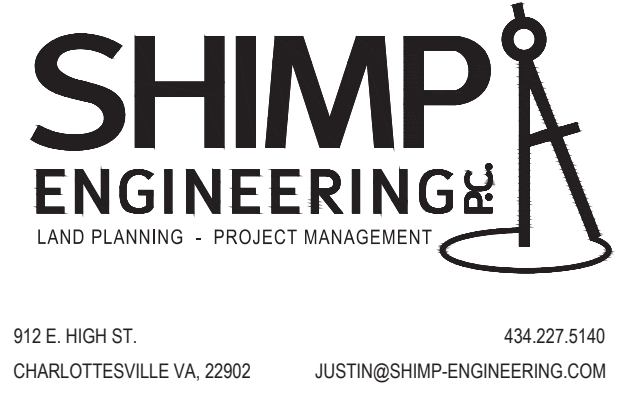
5 NEW 6" DIP PRIVATE FIRE LINE
 C7 HORZ: 1"=10'
 VERT: 1"=5'



5 NEW 1" PVC PRIVATE WATER SERVICE LINE
 C7 HORZ: 1"=10'
 VERT: 1"=5'



5 NEW 6" PVC PRIVATE SANITARY LATERAL
 C7 HORZ: 1"=10'
 VERT: 1"=5'

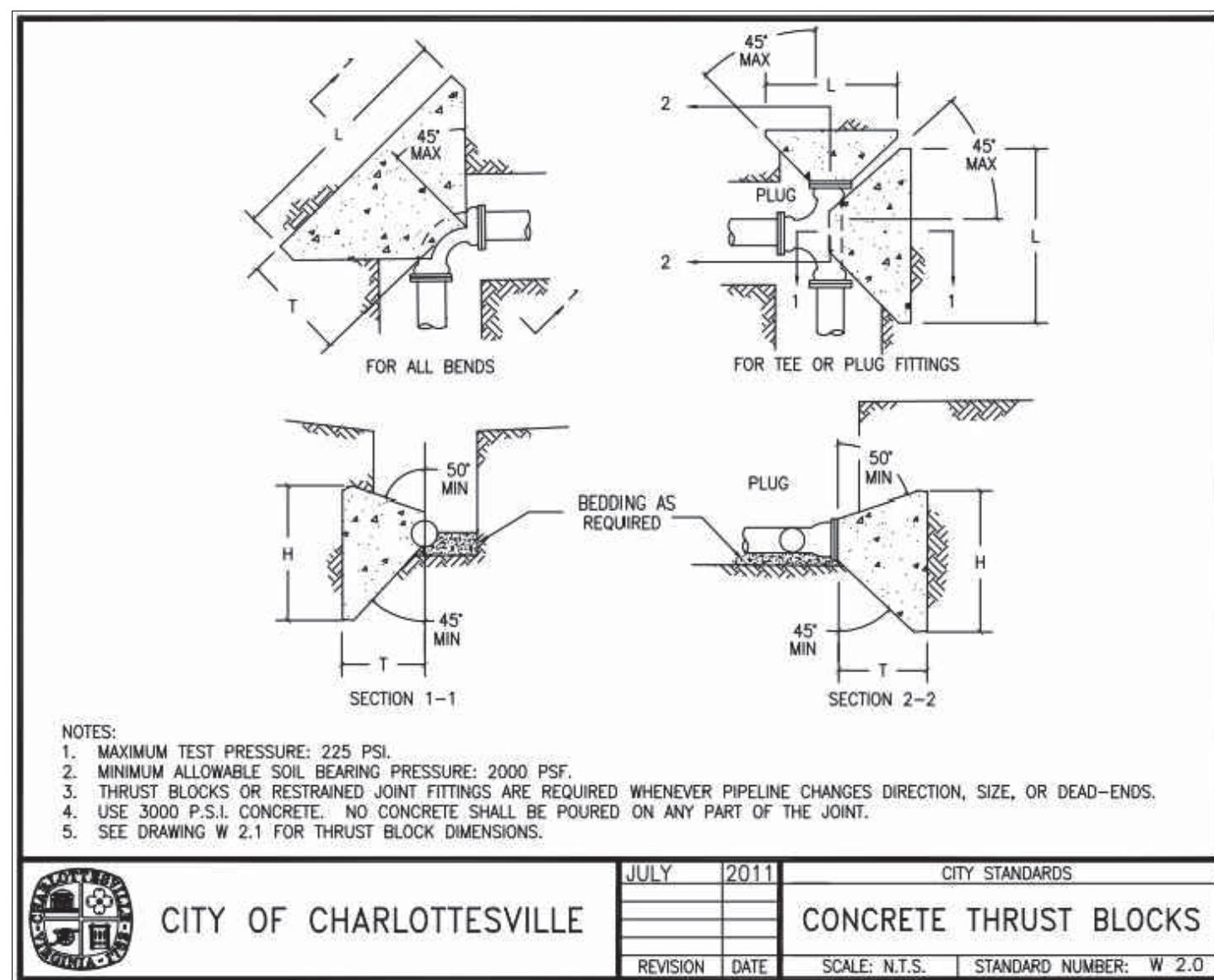


FINAL SITE DEVELOPMENT PLAN
BELMONT HEIGHTS
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UTILITY PROFILES

C7

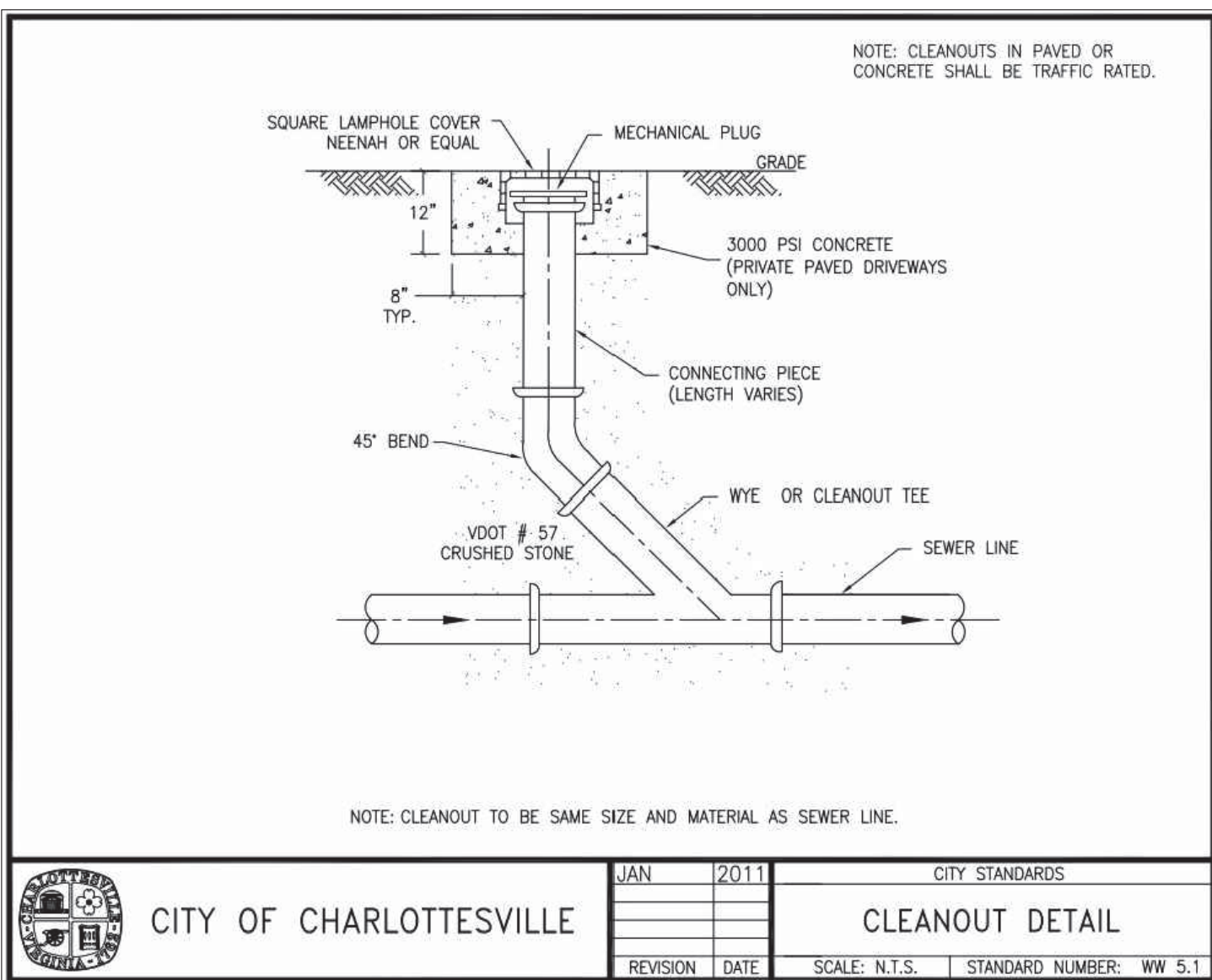
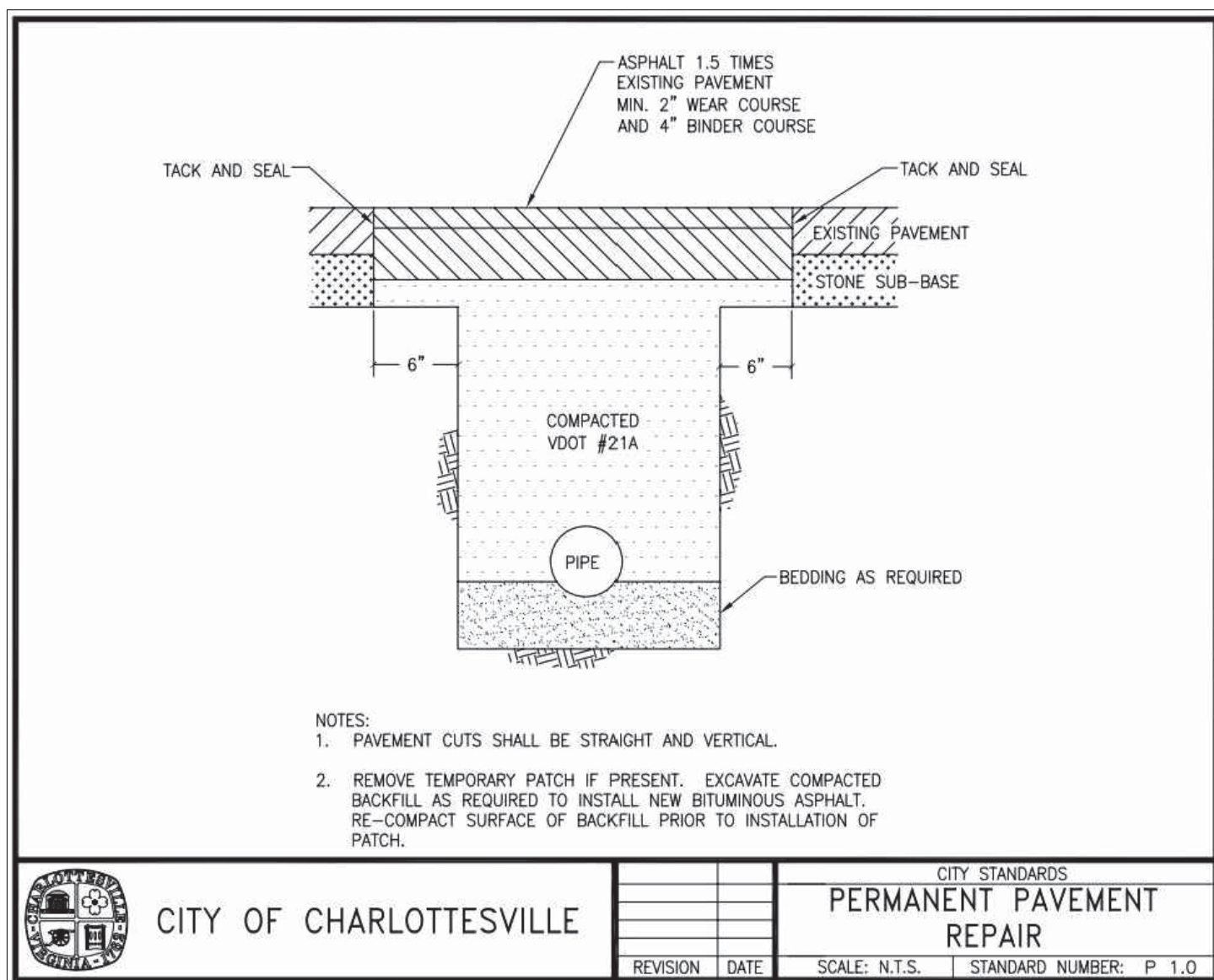
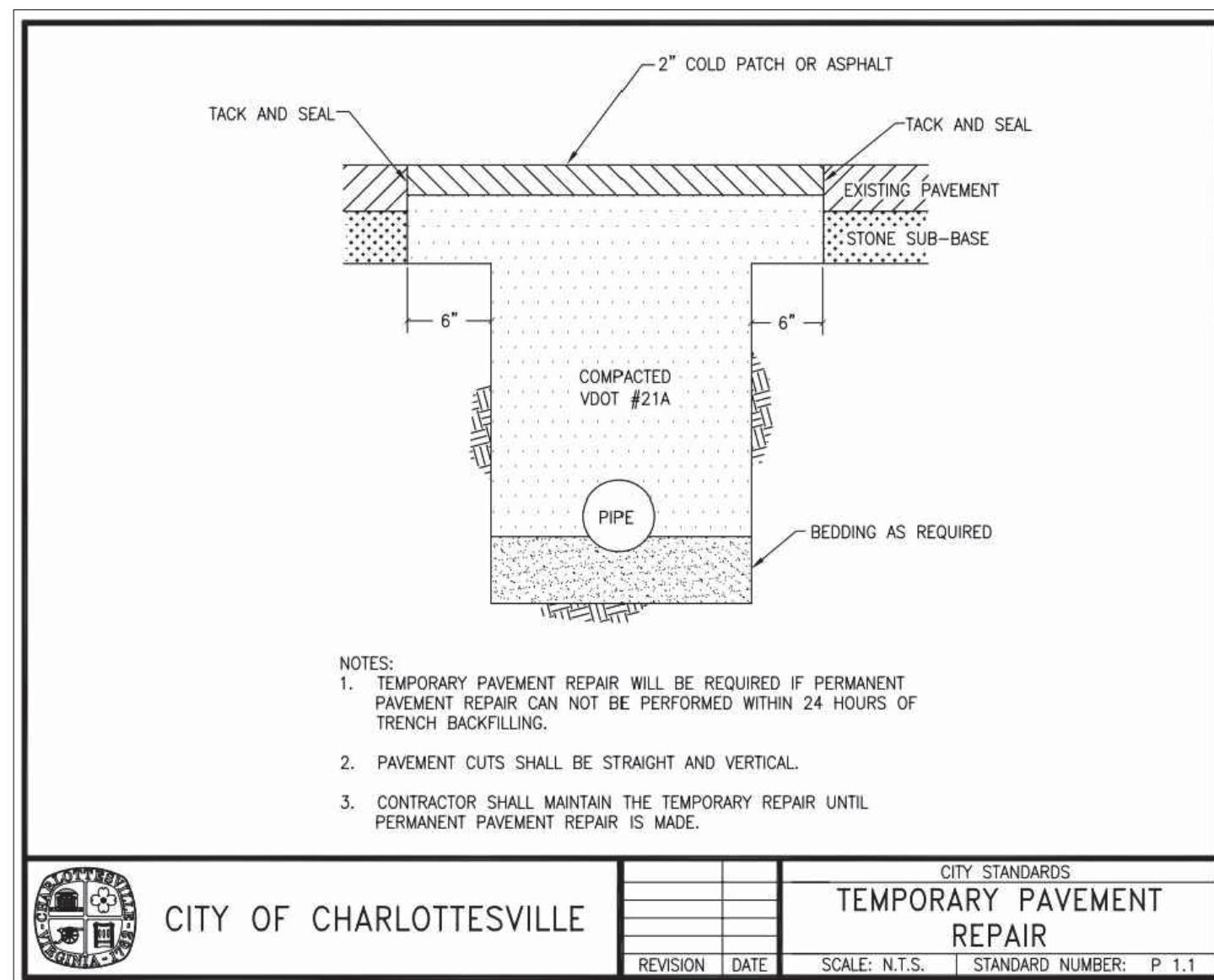
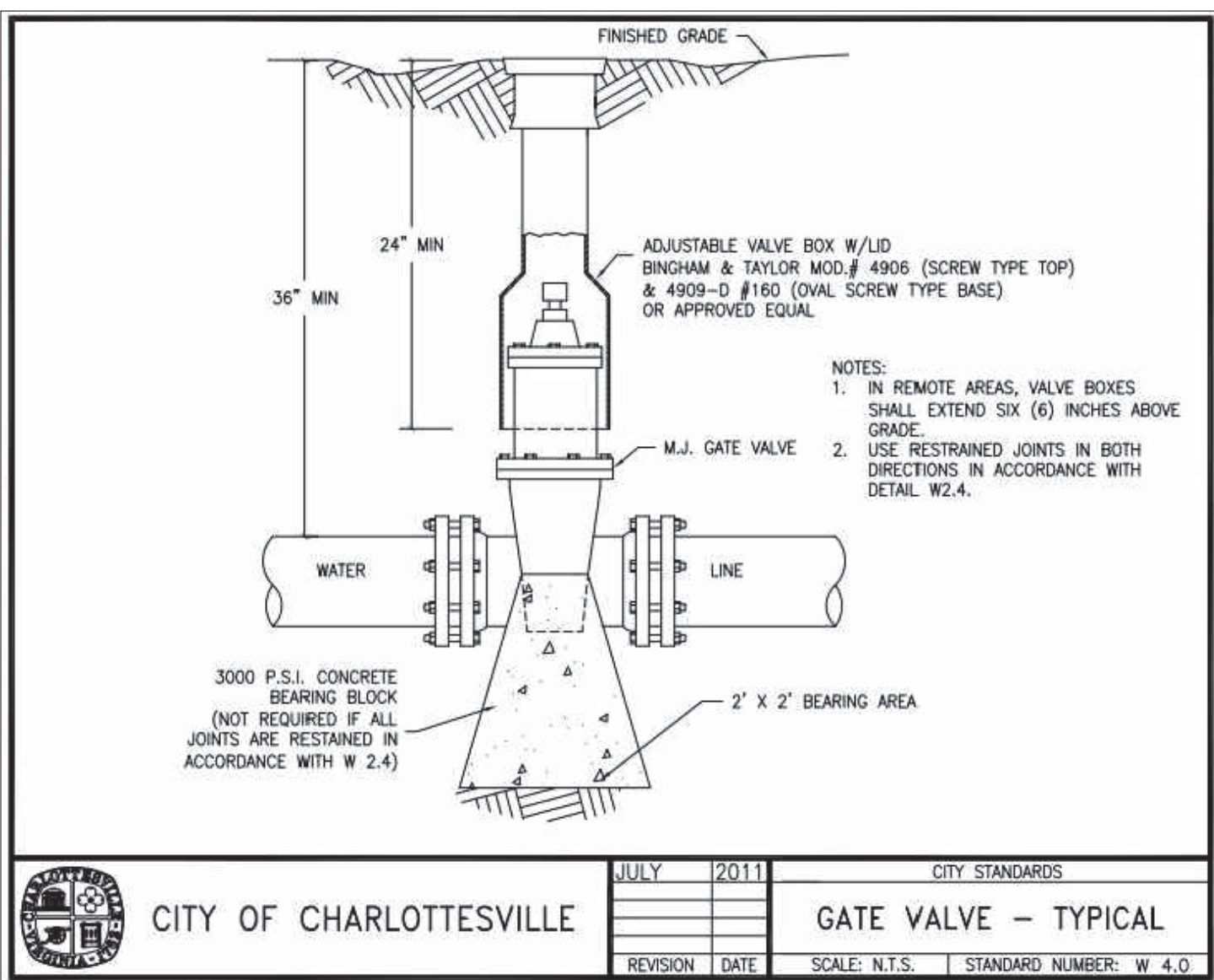
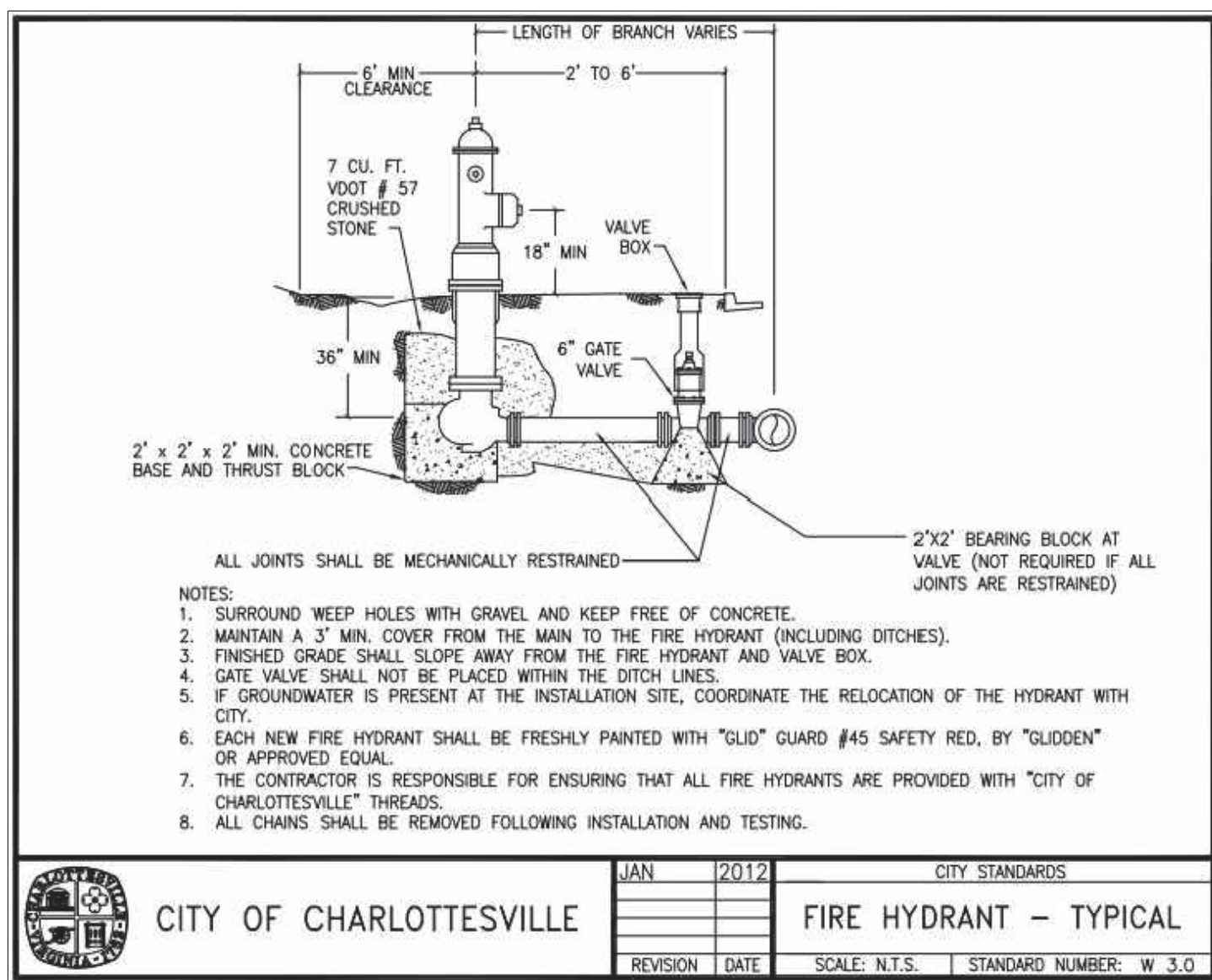


2 CONCRETE THRUST BLOCK DIMENSIONS
C8 NOT TO SCALE

PIPE SIZE	DEGREE OF BEND	BEND (FT)			MIN. PIPE COVER (FT)	TEE AND PLUG (FT)			MIN. PIPE COVER (FT)
		L	H	T		L	H	T	
4" & 6"	90	3.00	2.50	3.01	3	2.00	2.30	2.50	3
	45	2.00	2.30	2.60					
	22 1/2	1.50	2.00	2.50					
8" & 10"	90	4.50	3.50	3.20	3	3.20	3.00	3.00	3
	45	3.00	2.70	2.80					
	22 1/2	2.00	2.00	2.70					
12" & 14"	90	7.30	4.00	3.60	4	4.30	4.00	2.80	4
	45	4.50	3.60	3.00					
	22 1/2	3.30	2.60	2.90					
16" & 18"	90	10.70	4.50	3.40	5	6.30	4.60	3.80	5
	45	6.50	4.00	3.00					
	22 1/2	4.50	3.30	3.00					

REFERENCE DRAWING 2.0 FOR DIMENSION LOCATIONS

NOTES:
1. MAXIMUM TEST PRESSURE: 225 PSI.
2. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
3. USE MINIMUM 3000 P.S.I. CONCRETE.
4. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR VERIFICATION OF ADEQUACY OF ALL THRUST BLOCKS.



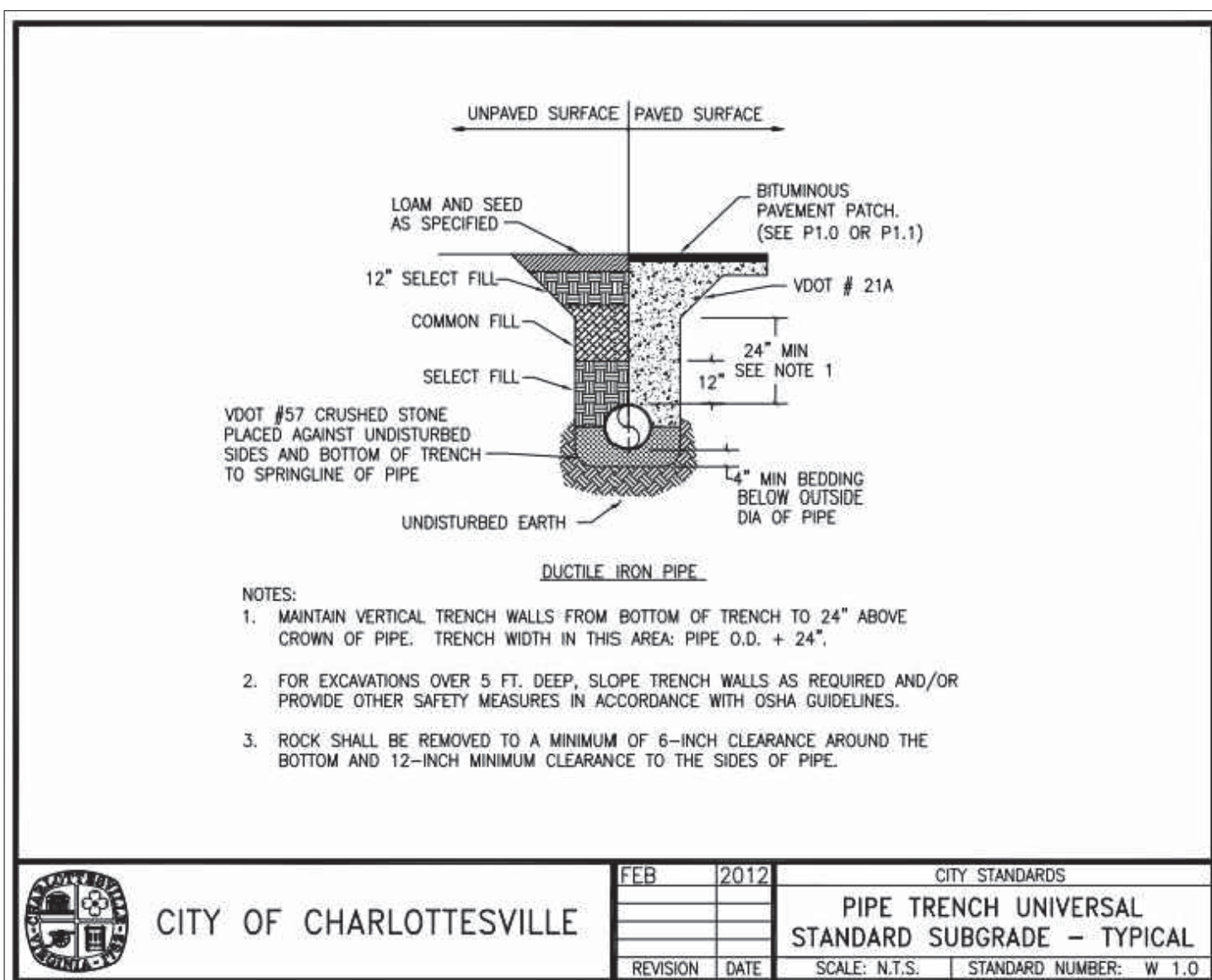
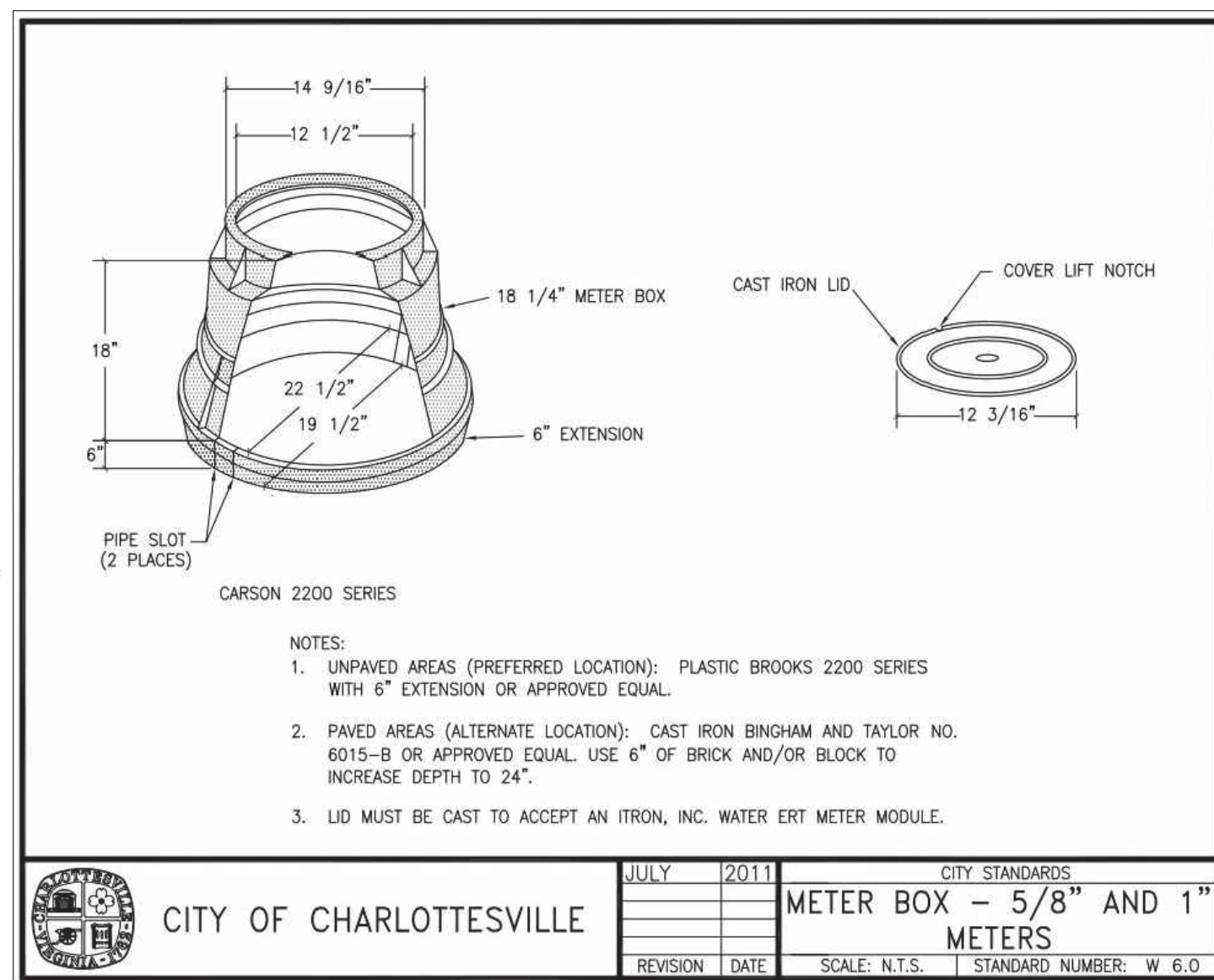
9 PRESSURE ADJUSTMENT FACTOR TABLE 4-1
C8 NOT TO SCALE

Working Pressure at Meter Discharge (psi)	Average Flow from 50 ft of 3/8-in. Hose and Sprinkler (gpm)	Pressure Adjustment Factor
35	6.7	0.74
40	7.2	0.80
50	8.1	0.90
60	9.0	1.00
70	9.8	1.09
80	10.5	1.17
90	11.2	1.25
100	12.1	1.34

NOTE: PRESSURE ASSUMED TO BE 60 PSI

*derived from Table 4-1 and 4-2 of Manual M22 (1975).

NOTE: To convert psi to kPa: psi x 6.89476; to convert gpm to m³/hr: gpm x 0.227.



8 WATER CUSTOMER DATA SHEET
C8 NOT TO SCALE

Rev. 2020.02.26

CITY OF CHARLOTTEVILLE
WATER CUSTOMER DATA SHEET

Customer: Piedmont Realty Holdings III, LLC Address: 1000 Monticello Rd, Charlottesville, VA
Building Address: 6535 Woodbourne Lane Crozet, VA Zip Code: 22932
Subdivision: Lot No. 57-36 Blk. No.
Type of Occupancy: Mixed Use

Fixture	Fixture Value 60 psi	No. of Fixtures	Fixture Value
Bathtub	8 x	4 =	32
Bedpan Washers	10 x	=	0
Bidet	2 x	=	0
Dental Unit	2 x	=	0
Drinking Fountain - Public	2 x	=	0
Kitchen Sink	2.2 x	11 =	24.2
Lavatory	1.5 x	14 =	21
Showershead (Shower Only)	2.5 x	9 =	22.5
Service Sink	4 x	=	0
Toilet - Flush Valve	35 x	=	0
- Tank Type	4 x	14 =	56
Urinal - Pedestal Flush Valve	35 x	=	0
- Wall Flush Valve	16 x	=	0
Wash Sink (Each Set of Faucets)	4 x	2 =	8
Dishwasher	2 x	11 =	22
Washing Machine	6 x	2 =	12
Hose (50 ft Wash Down) - 1/2 in.	5 x	=	0
- 5/8 in.	9 x	=	0
- 3/4 in.	12 x	=	0
Combined Fixture Value Total			197.7

Pressure Factor from Table 4-1 = 1 gpm / 60 psi = 30 gpm

Customer Peak Demand From Fig. 4-2 or 4-3 x Press. Factor = 197.7 x 1.16 = 229.3 gpm

Add Irrigation - Sections x 1.16 or 0.40 = 0 gpm

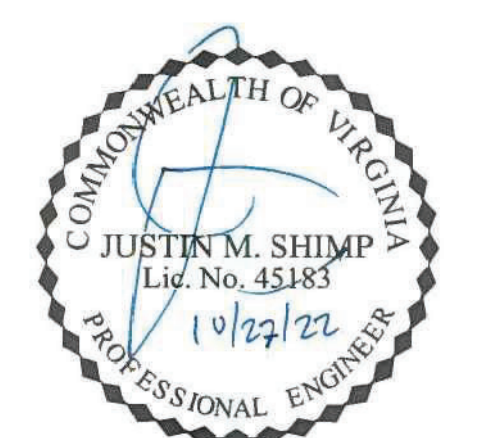
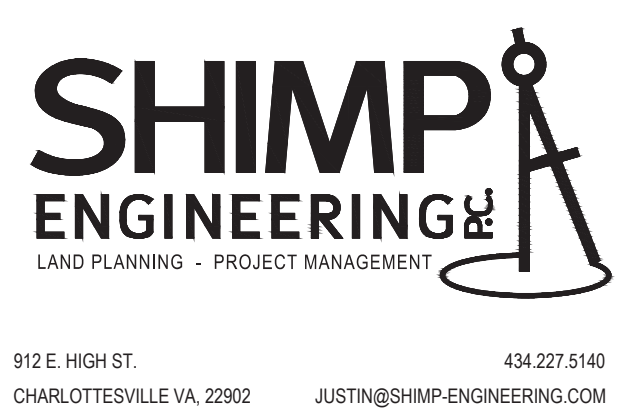
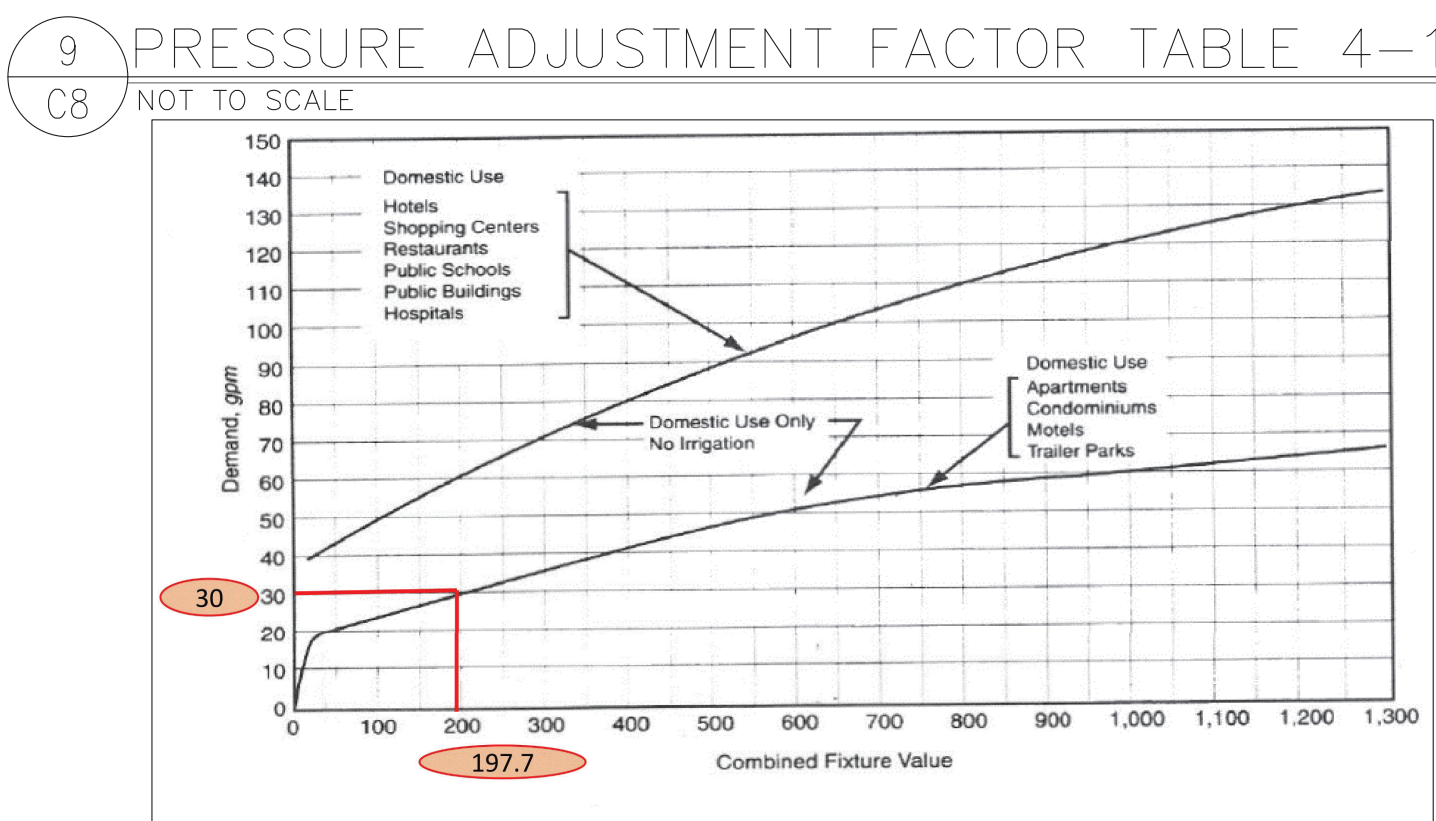
Added Fixed Load = 1 Hose Bibs x Fixture Value = 0 x Press. Factor = 0 gpm

TOTAL FIXED DEMAND = 229.3 gpm

* 100 ft area = 1 section
+ Spray Systems- Use 1.16; Rotary systems- Use 0.40

Figure 4-5 Water customer data sheet

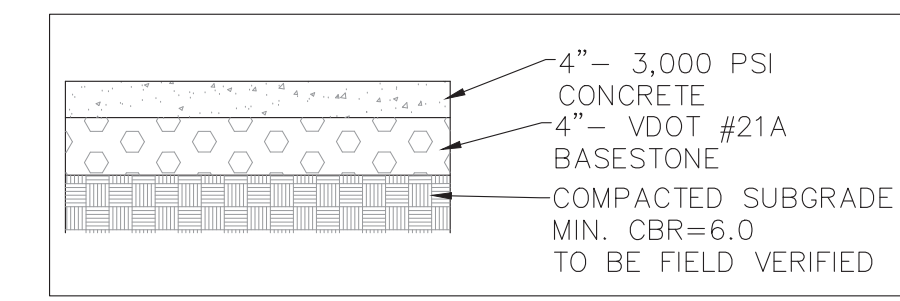
Source: AWWA M22 Sizing Water Service Lines and Meters (Jan. 2004)
Copyright 2004, American Water Works Association



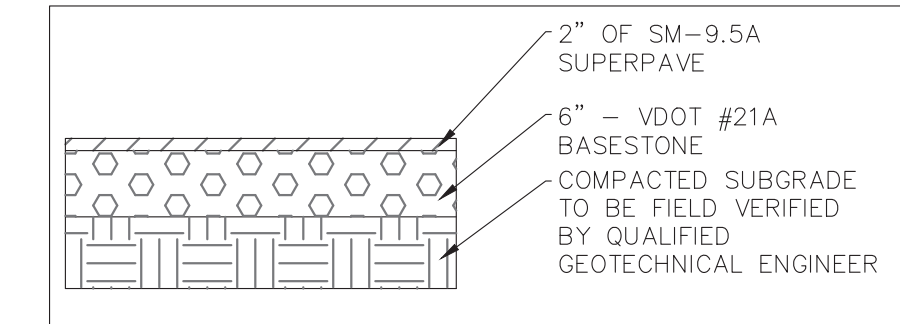
FINAL SITE DEVELOPMENT PLAN
BELMONT HEIGHTS
ALBEMARLE COUNTY, VIRGINIA
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FILE NO. 20.020
UTILITIES DETAILS

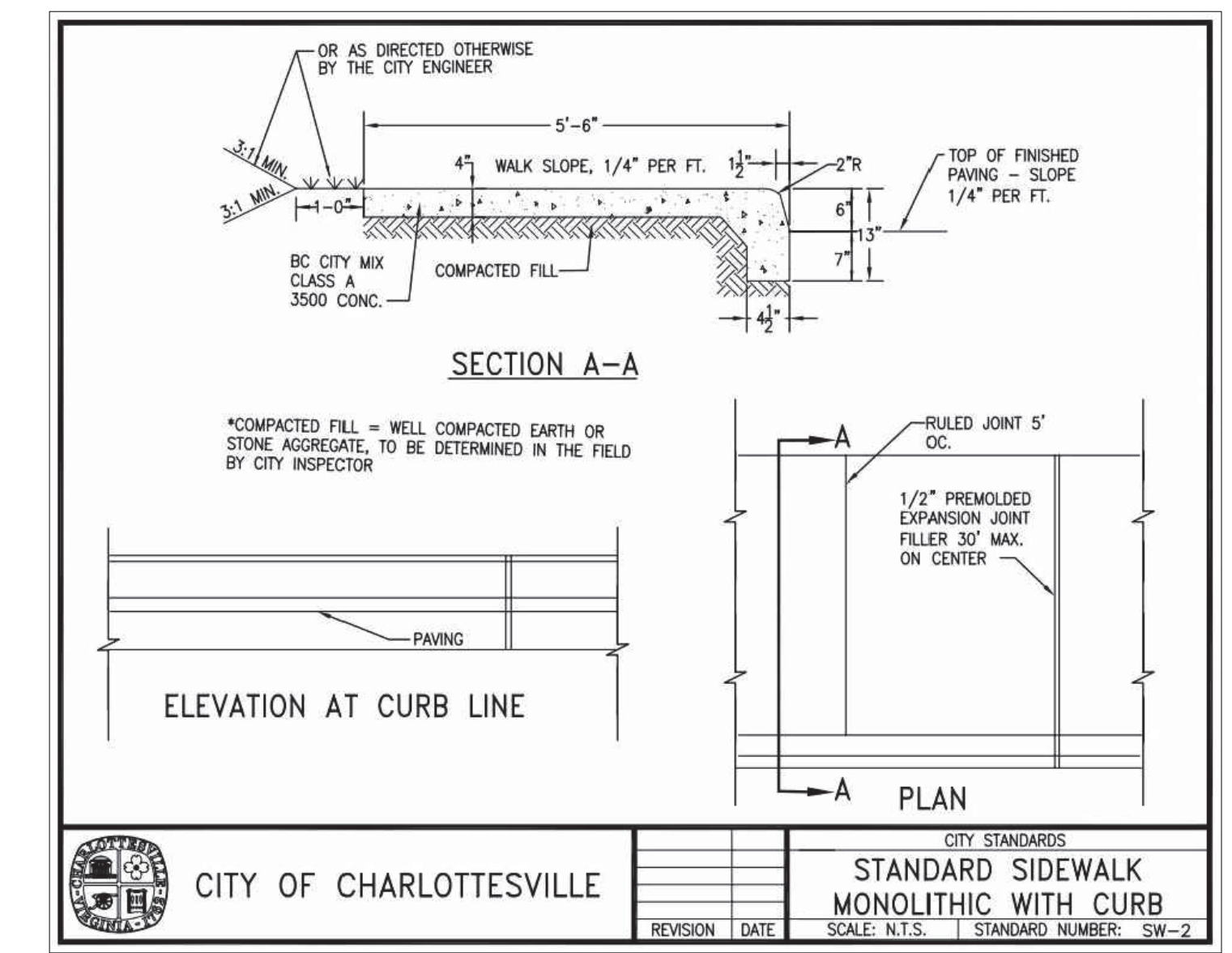
C8



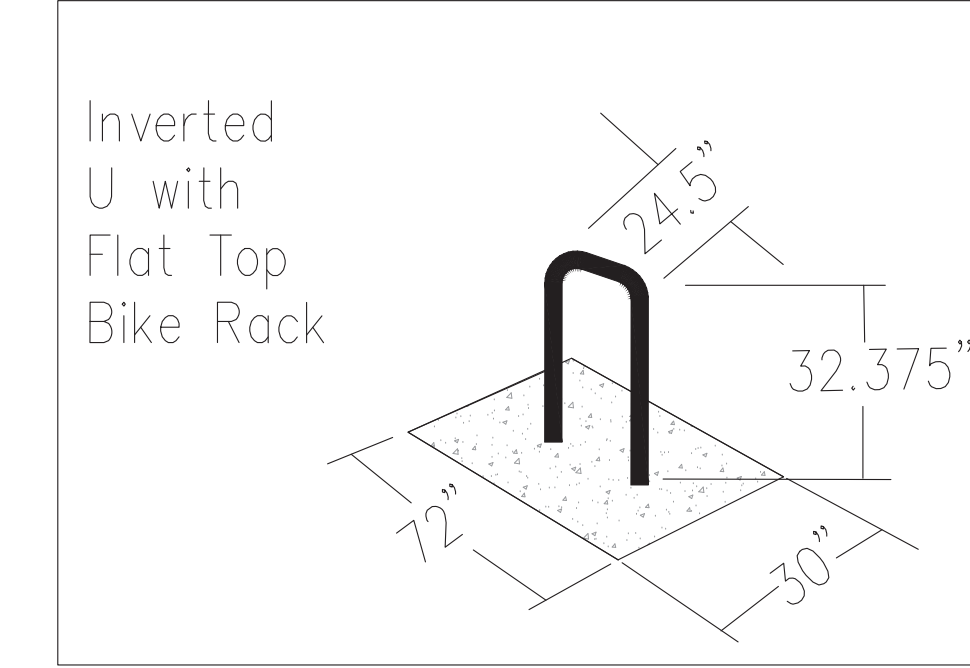
1 SIDEWALK CONCRETE DETAIL
C9 Not To Scale



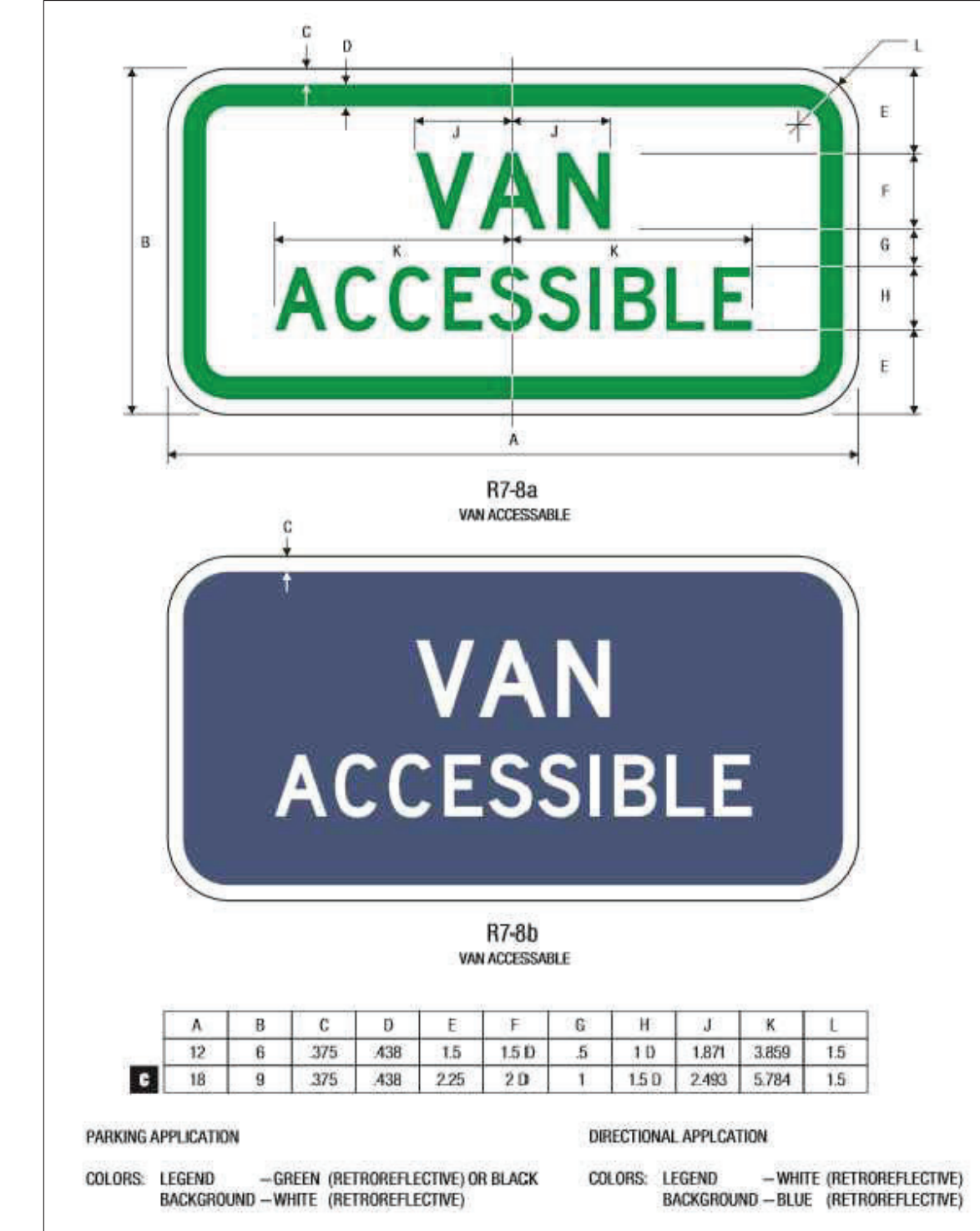
2 PAVEMENT SECTION DETAIL
C9 Not To Scale



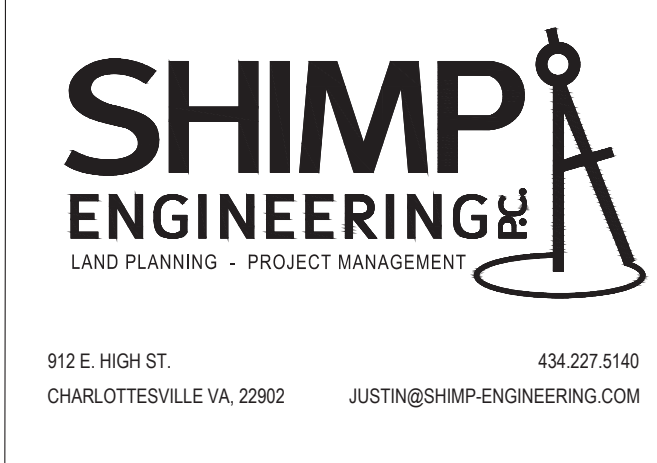
4 STD. SIDEWALK W/ CURB
C9 Not To Scale



3 INVERTED U BIKE RACK DETAIL
C6 Not To Scale



5 ACCESSIBLE PARKING SIGN
C9 Not To Scale



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SITE DETAILS

C9