PORTICO CHURCH

FINAL SITE PLAN
SDP 2025-00147
ALBEMARLE COUNTY, VA
APRIL 6, 2026

SITE DATA:

TAX MAP PARCEL AND OWNER INFO:	PARCEL TMP 46-22
TOTAL PARCEL SURVEYED:	8.40 ACRES
LIMITS OF DISTURBANCE:	7.70 AC
EXISTING IMPERVIOUS AREA:	0.28 AC
PROPOSED IMPERVIOUS AREA:	2.62 AC
ZONING:	RURAL AREAS
OVERLAY DISTRICT:	AIRPORT IMPACT AREA, DAM INUNDATION AREA
MAGISTERIAL DISTRICT:	RIVANNA

SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY: JOSEPH C. MEDLEY
28 IMPERIAL DRIVE
STAUNTON, VA 24401
(540) 885-0920
JOE.MEDLEY@TIMMONS.COM
CONDUCTED: 11/20/2023

HORIZONTAL DATUM REFERENCE: NAD83
VERTICAL DATUM REFERENCE: NAVD88

MISS UTILITY TICKET NUMBER: A322300418-00A

CURRENT USE: SINGLE-FAMILY RESIDENTIAL AND GARDEN

PROPOSED USE: RELIGIOUS ASSEMBLY USE

PARKING PROVIDED: TOTAL PARKING SPACES PROVIDED IN INITIAL PHASE: 181 (INCLUDING 7 ACCESSIBLE SPACES)
GRASS OR PAVED FUTURE PARKING SPACES: 19*

* THESE ADDITIONAL 19 SPACES ARE INCLUDED IN STORMWATER CALCULATIONS AND MAY BE GRAVELED OR PAVED IN THE FUTURE AS NEEDED. SEE PARKING LETTER ON SHEET C1.2 FOR BASIS OF PARKING REQUIREMENT.

ADJACENT PARCELS

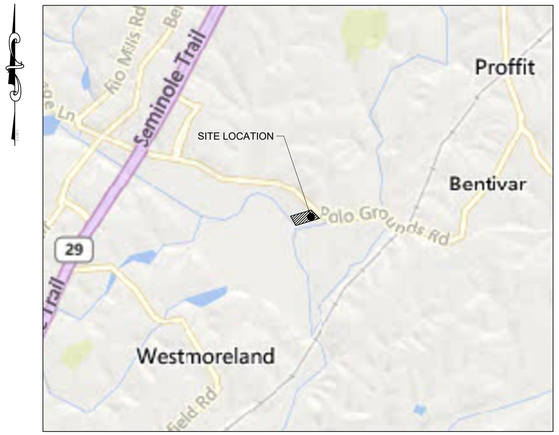
46-26, UNDEVELOPED/LOCAL GOVERNMENT
46-2 6C1, RECREATIONAL/ATHLETIC FIELDS
46-22 C, VACANT RESIDENTIAL LAND

CRITICAL SLOPES LOCATED WITHIN THE PARCEL ARE SHOWN ON SHEETS C2.0 AND C5.0.
SEE ATTACHED CRITICAL SLOPES WAIVER DEMONSTRATING SURVEY CONFIRMED CRITICAL SLOPES

THIS SITE IS SUBJECT TO SPECIAL USE PERMIT SP-1990-00035.

DEVELOPMENT OF THIS PARCEL MUST COMPLY WITH COUNTY CODE § 18-5.1.64, EXCEPT AS PERMITTED BY THE INITIAL SITE PLAN, APPROVED MAY 22, 2025.

PLEASE REFER TO FDP-2026-00008 FOR INFORMATION REGARDING DEVELOPMENT IN THE RIVANNA RIVER ZONE AE FLOODPLAIN.



VICINITY MAP
SCALE: 1" = 2000'

OWNER:
FRONT PORCH OFFICE LLC
700 E HIGH ST 1ST FLOOR
CHARLOTTESVILLE, VA 22902

ENGINEER OF RECORD:
TIMMONS GROUP
608 PRESTON AVE SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: JONATHAN SHOWALTER, P.E.
TELEPHONE: (434) 327-1681

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C0.1	OVERALL PLAN
C1.0	NOTES & DETAILS
C1.1	NOTES & DETAILS
C1.2	NOTES & DETAILS
C2.0	EXISTING CONDITIONS
C2.1	EXISTING CONDITIONS
C2.2	EXISTING CONDITIONS
C2.3	DEMOLITION PLAN
C2.4	DEMOLITION PLAN
C2.5	DEMOLITION PLAN
~~C3.0~~	~~EROSION & SEDIMENT CONTROL - NOTES~~
~~C3.1~~	~~EROSION & SEDIMENT CONTROL - DETAILS~~
~~C3.2~~	~~EROSION & SEDIMENT CONTROL - DETAILS~~
~~C3.3~~	~~EROSION & SEDIMENT CONTROL - PHASE I~~
~~C3.4~~	~~EROSION & SEDIMENT CONTROL - PHASE II~~
C4.0	LAYOUT & UTILITY PLAN
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C5.0	OVERALL GRADING & DRAINAGE PLAN
C5.1	GRADING & DRAINAGE PLAN
C5.2	GRADING & DRAINAGE PLAN
C5.3	GRADING & DRAINAGE PLAN
~~C5.4~~	~~INLET DRAINAGE AREA MAP~~
~~C6.0~~	~~STORMWATER MANAGEMENT PLAN~~
~~C6.1~~	~~STORMWATER MANAGEMENT PLAN~~
~~C6.2~~	~~SWM NOTES & DETAILS~~
~~C7.0~~	~~STORM PROFILES~~
~~C7.1~~	~~STORM PROFILES~~
C8.0	SIGHT DISTANCE PROFILES
C8.1	SIGHT DISTANCE PROFILES
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS
L3.0	PHOTOMETRIC PLAN
L3.1	PHOTOMETRIC PLAN
L3.2	LIGHTING CUTSHEETS

TOTAL: 25 SHEETS

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		
SITE REVIEW COMMITTEE		

COMMONWEALTH OF VIRGINIA
Jonathan Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
04/06/2026
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
08/28/2025	50% PRICING SET
11/26/2025	COUNTY COMMENTS 10/25/25
01/16/2026	COUNTY COMMENTS 01/14/2026
04/06/2026	COUNTY COMMENTS 03/16/2026

DATE: 04/02/2025
DRAWN BY: S. KIRBY
DESIGNED BY: S. KIRBY
CHECKED BY: J. SHOWALTER
SCALE: N/A

TIMMONS GROUP

PORTICO CHURCH
COUNTY OF ALBEMARLE, VIRGINIA
COVER

JOB NO. 60421
SHEET NO. C0.0

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HATCH LEGEND

CRITICAL SLOPES (PER ALBEMARLE COUNTY GIS)

NAD 83

SCALE 1"=40'

0 40' 80'

VARIABLE WIDTH CONSTRUCTION EASEMENT

PRIMARY SEPTIC DRAINFIELDS

20' AND VARIABLE WIDTH PERMANENT SWM FACILITY EASEMENT

STATE RTE 643 - POLO GROUNDS ROAD

PROPOSED BUILDING 18,000 SF

POTENTIAL GRASSED OVERFLOW PARKING

BASKETBALL COURT WITH POTENTIAL OVERFLOW PARKING

PHASING LINE: 19 PARKING SPACES (SOUTH OF LINE) PROVIDED AS GRASSED BUT CAN BE PAVED IN FUTURE CONSTRUCTION PHASE. THESE PLANS INCLUDE THE DESIGN OF STORMWATER MANAGEMENT AND GRADING OF THIS AREA

BIORETENTION #1

BIORETENTION #2

BIORETENTION #3

SIGHT DISTANCE EASEMENT DEDICATED TO PUBLIC USE

SIGHT DISTANCE EASEMENT RESERVED/DESIGNATED AREA FOR PUBLIC USE

PRIVATE ACCESS EASEMENT (VAR. WIDTH)

INV. OUT=400.54' 15" CPP

INV. IN=401.58' 15" CPP

TMP 46-22
FRONT PORCH OFFICE LLC
INST. 202200007252
DB. 1108, P. 392 (PLAT)
ZONED: RA
8.427 AC. (SURVEYED)

TMP 46-22C
FRONT PORCH OFFICE LLC
INST. 202200007251
ZONED: RA
52.861 AC. (SURVEYED)

TMP 46-98A
FRONT PORCH OFFICE LLC
INST. 202200007251
ZONED: RA
5.739 AC SURVEYED

SOUTH FORK RIVANNA RIVER DAM INUNDATION ZONE

HOLLYMEAD DAM INUNDATION ZONE

CRITICAL SLOPES (TYP.)

CRITICAL BIOPRIME (TYP.)

FEMA 500-YR FLOODPLAIN

EEMA 100-YR FLOODPLAIN

SHADED ZONE X

ZONE X

IRON (F)

IRON (S)

WELL HEAD

MATCHLINE SEE INSET THIS SHEET

INSET

RWSA 27" VCP LINE

MHS TOP=341.14' INV. IN=333.58'+R VC INV. OUT=333.20' 24" VC

20' SANITARY S... DB... DB...

WELL CREEK

CONC AT 4.1

COMMONWEALTH OF VIRGINIA
Jonathan Showalter
JONATHAN M. SHOWALTER
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COUNTY COMMENTS 10/25/25	11/26/2025
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COUNTY COMMENTS 03/16/2026	04/06/2026

DATE 04/02/2025
DRAWN BY S. KIRBY
DESIGNED BY S. KIRBY
CHECKED BY J. SHOWALTER
SCALE 1" = 40'

TIMMONS GROUP

PORTICO CHURCH
COUNTY OF ALBEMARLE, VIRGINIA
OVERALL PLAN

JOB NO. 60421
SHEET NO. C0.1

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SITE PLAN LEGEND

Symbol	Description
—W—	WATER
(101)	STORM PIPE
(100)	STORM MANHOLE
(100)	DROP INLET & STRUCTURE NO.
	CURB
	CURB & GUTTER
	LIMITS OF DISTURBANCE
—X—	FENCE
— XXX —	MAJOR CONTOUR
— XXX —	MINOR CONTOUR
TC 725.94	PROPOSED SPOT ELEVATION
(1)	PARKING COUNT

GRADING

TC = TOP OF CURB
EP = EDGE OF PAVEMENT
TW = TOP OF WALL
BW = BOTTOM OF WALL
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS
HP = HIGH POINT

SURVEY LEGEND

Symbol	Description
(S)	SANITARY MANHOLE (MHS)
(W)	WELL
VC	VITRIFIED CLAY
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLY-VINYL CHLORIDE PIPE
(T)	TELECOM PEDESTAL
	UTILITY POLE
— SAN —	SANITARY PIPE
— OH P/T —	OVERHEAD POWER UTILITY
— X —	FENCE-LINE
	CENTERLINE SWALE/DITCH
	EDGE OF PAVEMENT (EP)
	TREE / FOREST LINE
SWK CONC.	SIDEWALK CONCRETE
(F)	SIGN
(S)	PROPERTY CORNER FOUND, AS NOTED
▲	PROPERTY CORNER SET, 5/8' REBAR POINT (CALCULATED)

Albemarle County Engineering
Final Plan General Notes
Page 1 of 4

ALBEMARLE COUNTY
FINAL PLAN GENERAL NOTES

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 unless otherwise noted.
3. Erosion and siltation control measures shall be provided in accordance with the approved erosion control plan and shall 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).

SURVEY NOTES:

1. PROPERTY & ZONING INFORMATION:

SUBJECT PROPERTY (PARCEL ONE):
OWNER: FRONT PORCH OFFICE, LLC
REFERENCE: INST: 202200007251

TMP : 04600-00-00-0022C0
PROPERTY ADDRESS: NOT ASSIGNED
AREA: 52.861 ACRES (SURVEYED)
ZONED: RA

SUBJECT PROPERTY (PARCEL TWO):
OWNER: FRONT PORCH OFFICE, LLC
REFERENCE: INST: 202200007251

TMP : 04600-00-00-0098A0
PROPERTY ADDRESS: NOT ASSIGNED
AREA: 5.739 ACRES (SURVEYED)
ZONED: RA

SUBJECT PROPERTY (PARCEL THREE):
OWNER: FRONT PORCH OFFICE, LLC
REFERENCE: INST: 202200007252

TMP : 04600-00-00-002200
PROPERTY ADDRESS: 1717 POLO GROUNDS RD.
AREA: 8.427 ACRES (SURVEYED)
ZONED: RA

2. DIMENSIONAL ZONING REGULATIONS, PER COUNTY OF ALBEMARLE CODE, CHAPTER 18, ARTICLE III:
LOT SIZE - 2.0 AC (MIN.)
FRONTAGE - 250 FEET (EXISTING PUBLIC ROADS)
FRONTAGE - 150 FEET (INTERNAL PUBLIC OR PRIVATE ROADS)
SETBACKS :
FRONT - 75 FEET (PUBLIC ROAD)
25 FEET (INTERNAL PUBLIC OR PRIVATE ROAD)
SIDE - 25 FEET
REAR - 35 FEET
MAX. STRUCTURE HEIGHT - 35 FEET

3. PORTIONS OF THE PROPERTY SHOWN HEREON LIE WITHIN AN AIRPORT IMPACT AREA

4. EXISTING PARKING: N/A

5. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BY TIMMONS GROUP COMPLETED ON SEPTEMBER 07, 2023.

-COURSES "A" TO "B" ARE BASED ON APPARENT OCCUPATION PER FOUND EVIDENCE OF OLD FENCE LINE. PLACEMENT OF ORIGINAL COURSES PRECLUDED BY LACK OF SURVIVING MONUMENTATION.

-BOUNDARY LINES SHARED IN COMMON WITH NORFOLK SOUTHERN RAILWAY ARE DERIVED FROM AN UNRECORDED MAP TITLED, "RIGHT-OF-WAY- AND TRACK MAP, SOUTHERN RAILWAY COMPANY, OPERATED BY THE SOUTHERN RAILWAY COMPANY, WASHINGTON DIVISION, STATION 5193+00 TO STATION 5404+30," DATED DECEMBER, 31, 1927.

6. HORIZONTAL DATUM IS BASED ON NAD83 (NA2011), VIRGINIA STATE GRID, SOUTH ZONE. DATUM ESTABLISHED THROUGH NETWORK GPS (LEICA SmartNET) OBSERVATIONS.

7. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0279D PANEL 279 OF 575; MAP NO. 51003C0280D PANEL 280 OF 575; & MAP NO. 51003C0285D PANEL 285 OF 575, EFFECTIVE DATE FEBRUARY 04, 2005. THE MAJORITY OF THE PROPERTY SHOWN HEREON LIES IN:

-UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PORTIONS OF THE PROPERTY SHOWN HEREON LIE IN:

-'SHADED ZONE X', AREAS SUBJECT TO THE 0.2 % ANNUAL CHANCE (500 YEAR) PLOODPLAIN, AND
- 'ZONE AE', AREAS SUBJECT TO THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN.
- 'FLOODWAY AREAS IN ZONE AE,' FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

8. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT, NOTED AS FOLLOWS:
- COMMITMENT NO. 68050 , ROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUED JUNE 15, 2022.

9. THE LANDS SURVEYED ARE THE SAME AS DESCRIBED IN THE REFERENCED TITLE COMMITMENT.

10. THERE IS NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY; NO EVIDENCE OF RECENT EARTH MOVING WORK OBSERVED (INCIDENTAL TO SUBSTANTIAL GRADING CHANGES).

11. NO EVIDENCE OF CEMETERY OR BURIAL GROUND OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY FIELD-WORK.

12. ON THE DATE OF THE SURVEY, THERE WAS NO VISUAL EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

13. REGARDING TABLE A, ITEM 11, LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE DERIVED FROM THE FOLLOWING METHODS;

- OBSERVED EVIDENCE COLLECTED DURING FIELD PROCEDURES AND SURVEY OF SITE;

- MISS UTILITY (811) TICKET INITIATION FOR POLO GROUNDS ROAD, TICKET NO. A322300418-00A. NO FORMAL UNDERGROUND UTILITY INVESTIGATION (SUE) BEYOND INFORMATION PROVIDED BY MISS UTILITY HAS BEEN CONDUCTED BY THIS FIRM.

EASEMENT NOTES:

1. *EASEMENTS GRANTED VIRGINIA TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK 299, PAGE 69, DEED BOOK 299, PAGE 70, AND DEED BOOK 354, PAGE 327.* ***AFFECTS AS SHOWN.***
2. *EASEMENT GRANTED VIRGINIA PUBLIC SERVICE COMPANY RECORDED IN DEED BOOK 232, PAGE 234.* ***AFFECTS AS SHOWN.***
3. *EASEMENTS GRANTED RIVANNA WATER AND SEWER AUTHORITY RECORDED IN DEED BOOK 566, PAGE 453, AND DEED BOOK 570, PAGE 521.* ***AFFECTS AS SHOWN; PERTINENT TO PARCEL TWO, NOT THREE.***
4. *THE FOLLOWING MATTERS DISCLOSED BY PHYSICAL SURVEY BY DOMINION ENGINEERING, DATED OCTOBER 14, 2011, AND AFFIDAVIT DATED JUNE 14, 2022:*
   a. *UTILITY POLES AND OVERHEAD UTILITY LINES.* ***AFFECTS AS SHOWN.***
   b. *GRAVEL DRIVE ENCROACHES ON ADJACENT PARCEL.* ***AFFECTS AS SHOWN.***
   c. *LIGHT POLE.* ***AFFECTS AS SHOWN.***
   d. *UNDERGROUND GAS TANK.* ***AFFECTS AS SHOWN.***

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.

FIRE PREVENTION STEPS

1. AS FOUND IN THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, ESTABLISH A WRITTEN FIRE PREVENTION PLAN AND IDENTIFY SOMEONE TO SERVE AS THE FIRE PREVENTION SUPERINTENDENT TO ENSURE SITE COMPLIANCE WITH THE PLAN.
2. SMOKING SHALL BE PROHIBITED IN AREAS WHERE SMOKING IS A HAZARD, AND THESE AREAS SHALL BE DESIGNATED WITH NO SMOKING SIGNS PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
3. AREAS WHERE SMOKING CAN OCCUR SHALL HAVE APPROPRIATE RECEPTACLES FOR DISCARDED SMOKING MATERIALS PER VIRGINIA STATESIDE FIRE PREVENTION CODE.
4. CONTRACTOR SHALL ENSURE THE STREET NAMES AND BUILDING NUMBERS ARE ALWAYS PLAINLY VISIBLE FROM THE FRONTAGE STREET DURING CONSTRUCTION PER THE VIRGINIA STATEWIDE FIRE CODE.
5. PER THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, SAFE AND EFFICIENT VEHICULAR ACCESS FOR FIREFIGHTING AND EMERGENCY OPERATIONS HALL BE PROVIDED AND MAINTAINED AT ALL CONSTRUCTION AND DEMOLITION SITES. THIS INCLUDES PROVISION OF THE REQUIRED UNOBSTRUCTED ACCESS WIDTHS, A SURFACE CAPABLE OF SUPPORTING EMERGENCY APPARATUS OF UP TO 85,000 LBS. IN ALL WEATHER CONDITIONS, FREE OF OVERHEAD OBSTRUCTIONS FROM 13 FT 6 IN AND BELOW, PROVIDE ACCESS TO FIRE DEPARTMENT CONNECTIONS WITHIN 100 FEET OF WATER SUPPLY/HYDRANTS AND MUST PROVIDE FOR AERIAL ACCESS NO CLOSER THAN 15 FT AND NO MORE THAN 30 FT FROM THE ACCESS ROAD TO BUILDINGS OVER 30 FEET TALL. THIS ACCESS MAY BE VIA PERMANENT OR TEMPORARY ROAD AS LONG AS THE CONDITIONS ARE LISTED, AND THEY ARE PROPERLY IDENTIFIED/MARKED.
6. AN APPROVED WATER SUPPLY FOR FIREFIGHTING OPERATIONS SHALL BE IN PLACE WITH UNOBSTRUCTED ACCESSIBILITY AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE.
7. 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.
8. FIRE EXTINGUISHERS SHALL BE PROVIDED, WITH NOT LESS THAN ONE APPROVED FIRE EXTINGUISHER AT EACH STAIRWELL, ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE BEEN ACCUMULATED, IN EVER 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.
9. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL COMPLY WITH THE VIRGINIA STATEWIDE FIRE PRECENTION CODE AND SHALL REQUIRE A PERMIT FROM THE ALBEMARLE COUNTY FIRE MARSHAL'S OFFICE.

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. PERMANENT VEGETATION SHALL BE INSTALLED ON ALL DENUDED AREAS WITHIN NINE (9) MONTHS AFTER THE DATE THE LAND DISTURBING ACTIVITY COMMENCED. (WATER PROTECTION ORDINANCE SECTION 17-207B)

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR AS BUILT DOCUMENTATION, AS REQUIRED BY THE LOCALITY. THIS INCLUDES, BUT IS NOT LIMITED TO, TESTING, INSTALLATION DOCUMENTATION, SURVEY, ETC. ALL REQUIREMENTS SHALL BE DISCUSSED WITH THE LOCALITY PRIOR TO THE BEGINNING CONSTRUCTION.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL FEDERAL, STATE AND LOCAL AGENCIES.
4. LAND USE PERMITS (LUP-A) MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE EXISTING STATE MAINTAINED RIGHT OF WAY (INCLUDING ACCESS).
5. VDOT IS TO RECEIVE WRITTEN NOTIFICATION 48 HOURS PRIOR TO COMMENCING WITH INITIAL CONSTRUCTION ACTIVITIES.
6. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC, PRIOR TO CONSTRUCTION.
7. UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER. THESE AREAS SHALL BE EXCAVATED BELOW PLAN GRADE AS DIRECTED BY THE OWNER'S REPRESENTATIVE, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
8. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT STANDARDS. PRIOR TO TYING IN PRIVATE STORMWATER PIPES, VIDEO INSPECTION OF EXISTING STORMWATER PIPES IS REQUIRED TO CONFIRM CONDITION. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OUT ALL STORM SYSTEM AT THE END OF THE PROJECT.
9. ALL RCP STORM SEWER PIPE SHALL BE REINFORCED TONGUE AND GROVE CONCRETE PIPE IN ACCORDANCE WITH ASTM-C-76. ALL PIPE WITH BE CLASS III RCP OR AS NOTED IN ACCORDANCE WITH CURRENT VDOT STANDARDS AND SPECIFICATIONS.
10. IF PRE-CAST UNITS ARE TO BE USED, 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.
15. CASING SLEEVES SHALL BE PLACED AT ALL ROAD CROSSINGS FOR GAS, POWER, TELEPHONE AND CABLE TV SERVICE TRUNK LINES.
16. THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.
17. VDOT & ALBEMARLE COUNTY APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED NECESSARY .
18. 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).
19. 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.
20. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
21. 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).
22. A GEOTECHNICAL ENGINEER IS TO ASCERTAIN CAUSE AND CERTIFY RECOMMENDED METHOD OF REPAIR FOR ALL PAVEMENT STRUCTURAL FAILURES PRIOR TO STATE ACCEPTANCE.
23. ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
24. 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.
25. APPROVAL OF A DETAILED CONSTRUCTION SEQUENCING/MAINTENANCE OF TRAFFIC NARRATIVE FOR THE WORK ZONE IS A PREREQUISITE FOR ISSUANCE OF A LAND USE PERMIT ALLOWING ACCESS TO AND CONSTRUCTION WITHIN VDOT MAINTAINED RIGHT OF WAY.
26. GRADE LINES ON PROFILES DENOTE FINISHED GRADE OF CENTER LINE OF ROAD.
27. ALL APPROACH GUTTERS TO SAG INLETS SHALL MAINTAIN A MINIMUM SLOPE OF 0.004 ft./ft.
28. 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.
29. 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.
30. ALL NEW HANDICAP ACCESSIBLE REQUIREMENTS ON-SITE AND WITHIN ALL NEW STRUCTURES SHALL COMPLY WITH THE LATEST VERSION OF THE UNIFORM STATEWIDE BUILDING CODE, VIRGINIA CONSTRUCTION CODE, STANDARDS FOR ACCESSIBLE DESIGN, AND ICC/ANSI A117.1-17.
31. THE CLEAR ZONE IS TO BE FREE OF STORED MATERIALS AND PARKED EQUIPMENT.
32. HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.
33. 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
34. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
35. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT HAVE A SURFACE SLOPE GREATER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACE THEY SERVE. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE TO THE PARKING FACILITY. WHERE BUILDINGS HAVE MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED NEAR THE ACCESSIBLE ENTRANCES. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTE SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANSI A117.1-17 AND THE 2021 VIRGINIA CONSTRUCTION CODE.
36. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
37. 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 FORE DEMOLITION PROJECTS AT 540-562-3580 x131.
38. 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). THE ALBEMARLE COUNTY BUILDING INSPECTIONS DEPARTMENT (ACBID) DOES A VISUAL INSPECTION AND WITNESSES THE TESTING OF THE BUILDING DRAIN, WATER SERVICE PIPE, AND THE SPRINKLER LEAD-IN CONNECTION. 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). THE SPECIAL INSPECTOR'S REPORT MUST BE SUBMITTED AND APPROVED BY THE ALBEMARLE COUNTY ENGINEERING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.

COMMONWEALTH OF VIRGINIA
Jonathan Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
04/06/2026
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
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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
08/28/2025	50% PRICING SET
11/26/2025	COUNTY COMMENTS 10/25/25
02/10/2026	COUNTY COMMENTS 01/14/2026
04/06/2026	COUNTY COMMENTS 03/16/2026

DATE: 04/02/2025
DRAWN BY: S. KIRBY
DESIGNED BY: S. KIRBY
CHECKED BY: J. SHOWALTER
SCALE: N/A

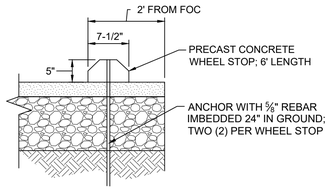
TIMMONS GROUP

PORTICO CHURCH
COUNTY OF ALBEMARLE, VIRGINIA
NOTES & DETAILS

JOB NO. 60421
SHEET NO. C1.0

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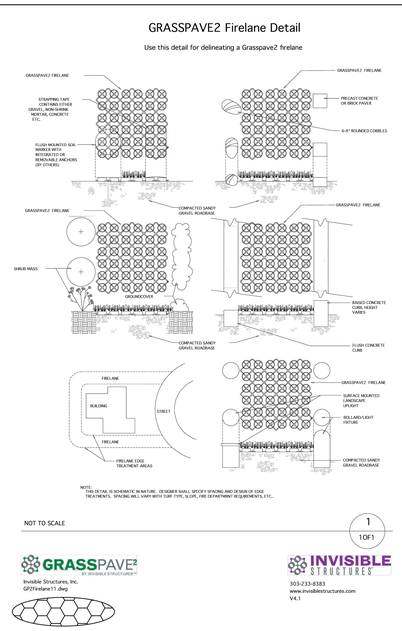


PRECAST CONCRETE WHEEL STOP

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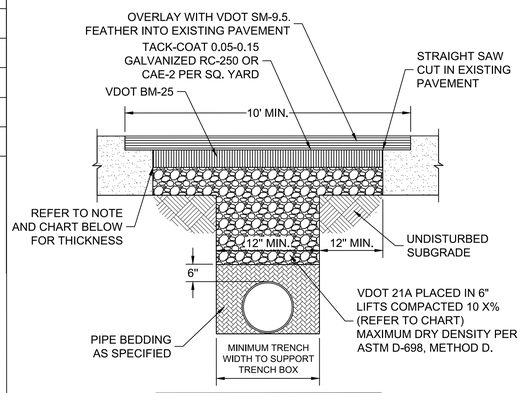
VDOT DETAILS LEGEND

STANDARD	TITLE	PAGE
ES-1	FLARED END-SECTION FOR 12'-60" CONCRETE PIPE CULVERTS	102.01
DI-1, 3B, 3C	STANDARD CURB DROP INLET (12" TO 24" PIPE: MAXIMUM DEPTH (H) = 9')	104.03
	DIMENSIONS, NOTES, AND QUANTITIES	104.04
	STANDARD CURB DROP INLET (12" TO 30" PIPE: MAXIMUM DEPTH (H) = 8')	104.09
	DIMENSIONS, NOTES, AND QUANTITIES	104.10
DI-3BB	STANDARD CURB DROP INLET (12" TO 30" PIPE: MAXIMUM DEPTH (H) = 8' TO 20')	
MH-1	MANHOLE FOR 12" TO 48" PIPE CULVERT	106.01
	STANDARD MANHOLE FRAME AND COVER	106.02
	STANDARD MANHOLE FRAME AND COVER	106.04
IS-1	STANDARD METHOD OF SHAPING MANHOLE & INLET INVERTS	106.08
PB-1	INSTALL. OF PIPE CULVERTS AND STORM SEWERS CIR. PIPE BEDDING AND BACKFILL - METHOD "A"	107.01
CG-3	COMBINATION 4" CURB AND GUTTER	201.04
CG-11	COMMERCIAL ENTRANCE	203.04
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 (MEDIAN AND REFUGE ISLAND APPLICATIONS) TYPE M1, M2 , & R11, R12	204.05
WP-2	ASPHALT PAVEMENT WIDENING	303.02



REINFORCED TURF DETAIL

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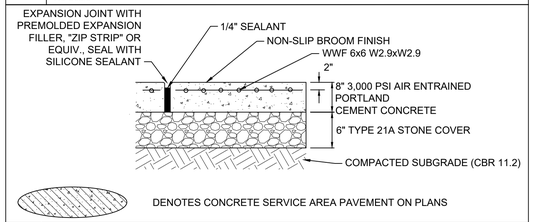


	ROAD SECTION
VDOT SM-9.5A	2"
VDOT BM-25.0A	2"
VDOT 21A	8"
"X" - COMPACTION	100%

NOTE; PAVEMENT THICKNESS SHALL BE A MINIMUM OF ONE AND A HALF TIMES (1.5X) EXISTING PAVEMENT THICKNESS OR AS NOTED IN CHART ABOVE, WHICHEVER IS HIGHER. BACKFILL SHALL BE VDOT #21A ABOVE TOP OF BEDDING TO UNDERSIDE OF PAVEMENT

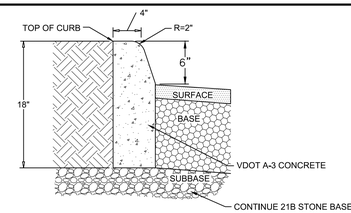
TYPICAL PAVEMENT REPAIR DETAIL

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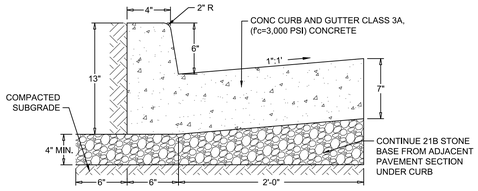
HEAVY DUTY CONCRETE SECTION

No Scale



VDOT STANDARD CG-2 CURB

No Scale



VDOT STANDARD CG-6 CURB & GUTTER

No Scale

SIGNAGE NOTES:

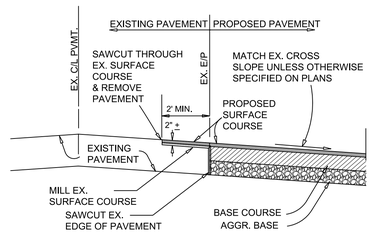
1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THERE TO:
   A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
   B. THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
   C. THE VIRGINIA DEPARTMENT OF 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 STANDARD U POST GALVANIZED BY THE CONTRACTOR.

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

STOP BAR DETAIL
NO SCALE

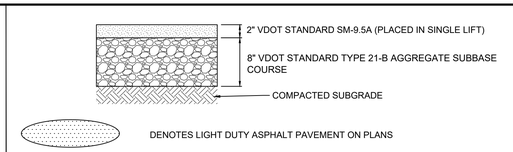
STRIPING AND SIGNAGE DETAIL

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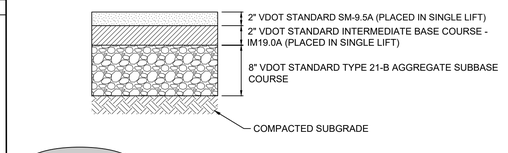
PAVEMENT REPLACEMENT JOINT DETAIL

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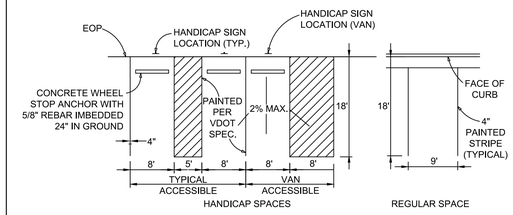
LIGHT DUTY ASPHALT PAVEMENT SECTION

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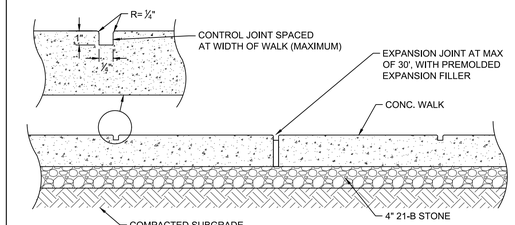
HEAVY DUTY ASPHALT PAVEMENT SECTION

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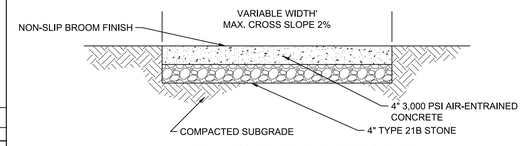
TYPICAL PARKING SPACE DETAILS

No Scale



CONCRETE SIDEWALK JOINT DETAIL

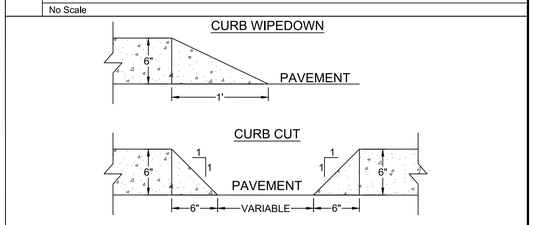
No Scale



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

CONCRETE SIDEWALK PAVEMENT SECTION

No Scale



CURB WIPE DOWN AND CURB CUT DETAIL

No Scale

COMMONWEALTH OF VIRGINIA
JONATHAN M. SHOWALTER
Lic. No. 0402057151
04/06/2026
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
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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
08/28/2025	50% PRICING SET
11/26/2025	COUNTY COMMENTS 10/25/25
01/16/2026	COUNTY COMMENTS 01/07/2026
04/06/2026	COUNTY COMMENTS 03/16/2026

DATE: 04/02/2025
DRAWN BY: S. KIRBY
DESIGNED BY: S. KIRBY
CHECKED BY: J. SHOWALTER
SCALE: 1" = 40'

TIMMONS GROUP

PORTICO CHURCH
COUNTY OF ALBEMARLE, VIRGINIA
NOTES & DETAILS

JOB NO. 60421
SHEET NO. C1.1

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COUNTY OF ALBEMARLE
Dept. of Planning & Community Development
401 McIntire Road
Charlottesville, Virginia 22901-4596
(804) 296-5823

June 19, 1990

Covenant Church of God
Attn: Harold L. Bare
1025 East Rio Road
Charlottesville, VA 22901

RE: SP-90-35 Covenant Church of God

Dear Sirs:

The Albemarle County Board of Supervisors, at its meeting on June 6, 1990, approved the above-noted request to permit a 800 set church (10.2.2.35) on 10 acres zoned RA, Rural Areas. Property located on the south side of Rt. 643 approximately one mile east of Rt. 29. Please note that this approval is subject to the following conditions:

1. Church is limited to 800 seats;

2. Approval is for worship and church related activities only. Day care or other usage shall require amendment of this special use permit;

3. Health Department approval shall be obtained prior to review of the site plan by the Planning Commission;

4. Virginia Department of Transportation approval of commercial entrance prior to review of the site plan by the Planning Commission;

5. Site plan to be reviewed by the Planning Commission;

6. Property shall be limited to a joint entrance serving the church and residue acreage. A joint access easement shall be shown and reserved for dedication upon request of the County;

Covenant Church of God
Page 2
June 19, 1990

7. Staff approval of maintenance agreement. Maintenance agreement shall require that the church be solely responsible for the portion of road used by the church and the residue acreage.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me.

Sincerely,

V. Wayne Cilimberg
Director of Planning & Community Development

VWC/jcw

cc: Frederick Morse
Richard Moring
Jack Collins
Jeff Echols
Zoning Department

PORTICO
church

Monday, August 4, 2025

Albemarle County Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

Subject: Parking Needs Estimate for 1717 Polo Grounds Road

Dear Albemarle County Planning Staff,

I am writing on behalf of Portico Church to provide an estimate of the parking spaces anticipated for our proposed new building located at parcel number: 04600-00-00-02200.

Based on our projected usage and programming, we estimate that the facility will require approximately 200 parking spaces. This calculation is informed by the following considerations:

- **Building Size and Occupancy**: The total square footage of the building is expected to be 16,059 sq. ft., with typical workday occupancy of approximately 15 staff.
- **Use Type**: The building will be used for place of worship, which aligns with Albemarle County's parking guidelines under Rural Area zoning.
- **Programming and Peak Hours**: The majority of traffic will occur during Sunday morning services between 8:30am-12:30pm, with increased attendance on Easter and Christmas Eve.
- **Data:** We conducted a parking study of our current facility over a four week period (July 13, July 20, July 27, and August 3rd) and found out the average number of cars onsite to be: 141.

We believe that our proposed parking plan will adequately meet the facility's needs while aligning with County requirements and minimizing unnecessary impervious surfaces.

Please don't hesitate to contact me with any questions or if further documentation is needed.

Sincerely,
Caitlin Jones
Executive Director
Portico Church
cjones@porticocville.org

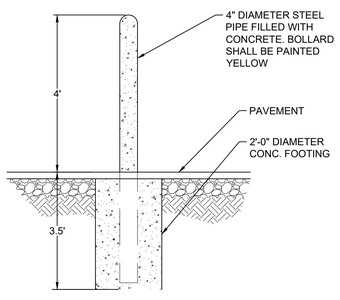
PO BOX 5365 CHARLOTTESVILLE, VA 22905 *phone.* 434.296.0033
PORTICOCVILLE.ORG CREATING CHURCHES *for* FUTURE GENERATIONS

GENERAL CONSTRUCTION NOTES FOR EROSION AND SEDIMENT CONTROL

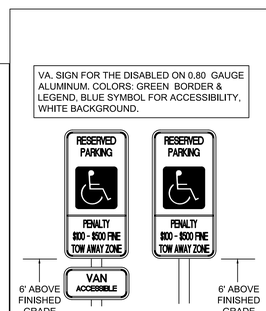
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE LATEST VERSION OF THE GENERAL WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS - VERSION 1.0, ADOPTED IN DECEMBER 2015, EXCEPT AS MODIFIED BELOW OR MODIFIED IN SPECIAL NOTES.
2. RWSA SHALL APPROVE ALL CONSTRUCTION MATERIALS AND METHODS 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) 977-2970x170) 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 PREMISSION FROM RSWA.
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.

Rivanna Water & Sewer Authority (RWSA)
General Water & Sanitary Sewer Notes
Last Revised: December 2023

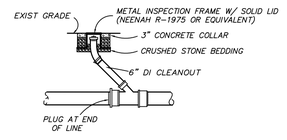
1. All materials and methods of construction shall comply with the latest version of the General Water and Sewer Design and Construction Standards – Version 1.0, adopted in December 2015, except as modified below or modified in special notes.
2. RWSA shall approve all construction materials and methods 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.



BOLLARD DETAIL
No Scale



ADA PARKING SIGNS
No Scale



CLEANOUT DETAIL IN PAVED AREAS
No Scale

COMMONWEALTH OF VIRGINIA
Jonathan M. Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
04/06/2026
PROFESSIONAL ENGINEER

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608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

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REVISION DESCRIPTION	DATE
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COUNTY COMMENTS 10/25/25	11/26/2025
COUNTY COMMENTS 01/16/2026	02/17/2026
COUNTY COMMENTS 03/16/2026	04/06/2026

DATE 04/02/2025
DRAWN BY S. KIRBY
DESIGNED BY S. KIRBY
CHECKED BY J. SHOWALTER
SCALE 1" = 40'

TIMMONS GROUP

PORTICO CHURCH
COUNTY OF ALBEMARLE, VIRGINIA
NOTES & DETAILS

JOB NO. 60421
SHEET NO. C1.2

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WILLIAM M. SHOWALTER
Lic. No. 044028151
PROFESSIONAL ENGINEER
04/06/2026

JOB NO.	60421
SHEET NO.	C2.0

PORTICO CHURCH

COUNTY OF ALBEMARLE, VIRGINIA

EXISTING CONDITIONS

SCALE	1" = 20'
CHECKED BY	J. SHOWALTER
DESIGNED BY	S. KIRBY
DRAWN BY	S. KIRBY
DATE	04/02/2025

DATE	REVISION DESCRIPTION
08/28/2025	50% PRICING SET
11/26/2025	COUNTY COMMENTS 10/25/25
02/10/2026	COUNTY COMMENTS 01/14/2026
04/06/2026	COUNTY COMMENTS 03/16/2026

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Lic. No. 0402057151
04/06/2026
PROFESSIONAL ENGINEER

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DESIGNED BY	S. KIRBY
CHECKED BY	J. SHOWALTER
SCALE	1" = 20'

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PORTICO CHURCH

COUNTY OF ALBEMARLE, VIRGINIA

EXISTING CONDITIONS

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SEE MATCHLINE SHHET C2.1

CRITICAL SLOPES (TYP.)

IRON (F)

SOUTH FORK RIVANNA RIVER DAM INUNDATION ZONE

HOLLYMEAD DAM INUNDATION ZONE

CRITICAL SLOPES (TYP.)

SHADED ZONE X

ZONE AE

FEMA 500-YR FLOODPLAIN

FEMA 100-YR FLOODPLAIN

ZONE AE FLOODWAY

POWELL CREEK

RWSA 27" VCP LINE

MHS
TOP=341.14'
INV. IN=333.58' 18" VC
INV. OUT=333.20' 24" VC

30' SANITARY SEWER ESMT.
DB. 566, PG. 453
DB. 570, PG. 521

14

TMP 46-98A
FRONT PORCH OFFICE LLC
INST. 202200007251
ZONED: RA
5.739 AC SURVEYED

S31°32'35"W
44.00'

S24°57'25"E
248.00'

N17°57'25"W
158.00'

NAD 83

SCALE 1"=20'

0 20' 40'

HATCH LEGEND

CRITICAL SLOPES (PER ALBEMARLE COUNTY GIS)

SURVEY CONFIRMED CRITICAL SLOPES

CRITICAL SLOPES PER COUNTY GIS THAT ARE NOT OVER 25% PER SURVEY

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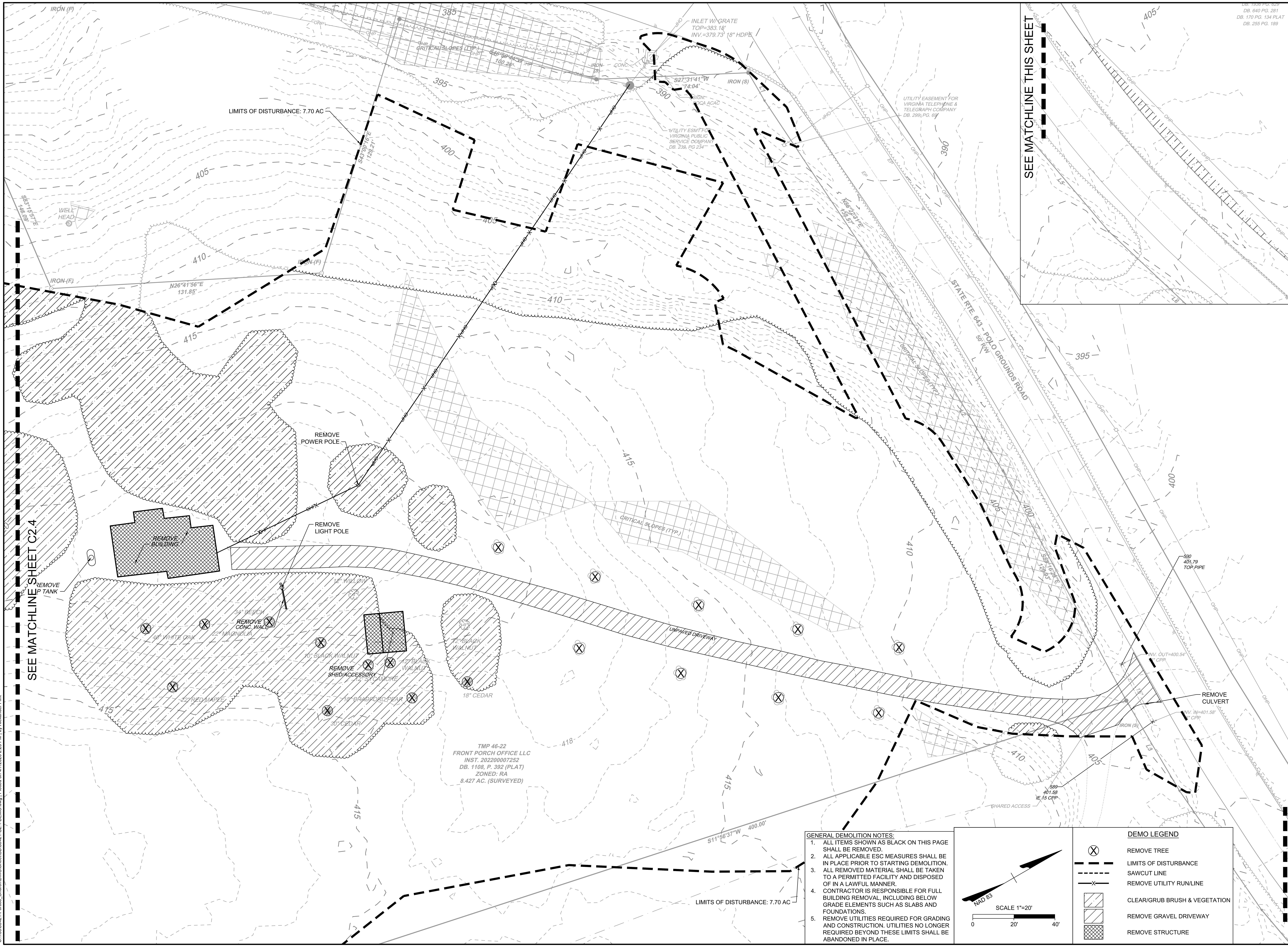
DATE 04/02/2025
DRAWN BY S. KIRBY
DESIGNED BY S. KIRBY
CHECKED BY J. SHOWALTER
SCALE 1" = 20'

TIMMONS GROUP

PORTICO CHURCH
COUNTY OF ALBEMARLE, VIRGINIA
EXISTING CONDITIONS

JOB NO. 60421
SHEET NO. C2.2

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GENERAL DEMOLITION NOTES:

1. ALL ITEMS SHOWN AS BLACK ON THIS PAGE SHALL BE REMOVED.
2. ALL APPLICABLE ESC MEASURES SHALL BE IN PLACE PRIOR TO STARTING DEMOLITION.
3. ALL REMOVED MATERIAL SHALL BE TAKEN TO A PERMITTED FACILITY AND DISPOSED OF IN A LAWFUL MANNER.
4. CONTRACTOR IS RESPONSIBLE FOR FULL BUILDING REMOVAL, INCLUDING BELOW GRADE ELEMENTS SUCH AS SLABS AND FOUNDATIONS.
5. REMOVE UTILITIES REQUIRED FOR GRADING AND CONSTRUCTION. UTILITIES NO LONGER REQUIRED BEYOND THESE LIMITS SHALL BE ABANDONED IN PLACE.

DEMO LEGEND

- REMOVE TREE
- LIMITS OF DISTURBANCE
- SAWCUT LINE
- REMOVE UTILITY RUN/LINE
- CLEAR/GRUB BRUSH & VEGETATION
- REMOVE GRAVEL DRIVEWAY
- REMOVE STRUCTURE

COMMONWEALTH OF VIRGINIA
JONATHAN M. SHOWALTER
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04/06/2026
PROFESSIONAL ENGINEER

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04/06/2026	COUNTY COMMENTS 03/16/2026

DATE: 04/02/2025
DRAWN BY: S. KIRBY
DESIGNED BY: S. KIRBY
CHECKED BY: J. SHOWALTER
SCALE: 1" = 20'

TIMMONS GROUP

PORTICO CHURCH
COUNTY OF ALBEMARLE, VIRGINIA
DEMOLITION PLAN

JOB NO. 60421
SHEET NO. C2.3

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LIMITS OF DISTURBANCE:
7.70 AC

REMOVE
CONC
COVER

REMOVE
LP TANK

REMOVE EXISTING SUPER SILT
FENCE AND CONCRETE DEBRIS

SEE MATCHLINE SHEET C2.3

SEE MATCHLINE SHEET C2.5

LIMITS OF
DISTURBANCE:7.70 AC

IRON (F)

IRON (F)

IRON (F)

WELL
HEAD

BUILDING

SHADED ZONE X

ZONE AE

CRITICAL SLOPES(TYP.)

IMP 46-28
FRONT PORCH OFFICE LLC
INST. 202000007252
DB. 1109, P. 363 (PLAT)
ZONED: RA
± 427 AC (SURVEYED)

N44°36'11"E
183.39'

N61°47'48"W 395.19'

S26°03'44"W 649.63'

S63°15'57"E
146.89'

NAD 83

SCALE 1"=20'
0 20' 40'

DEMO LEGEND

- REMOVE TREE
- LIMITS OF DISTURBANCE
- SAWCUT LINE
- REMOVE UTILITY RUN/LINE
- CLEAR/GRUB BRUSH & VEGETATION
- REMOVE GRAVEL DRIVEWAY
- REMOVE STRUCTURE

S:\110\60\60421-Portico_Church\DWG\Sheet\C\D60421-C2.1-DEMO.dwg | Plotted on 4/7/2026 2:25 PM | by Alexander Flint

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04/06/2026
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COUNTY COMMENTS 01/30/2026	03/16/2026
COUNTY COMMENTS 03/16/2026	04/06/2026

DATE
04/02/2025

DRAWN BY
S. KIRBY

DESIGNED BY
S. KIRBY

CHECKED BY
J. SHOWALTER

SCALE
1" = 20'

TIMMONS GROUP

PORTICO CHURCH
COUNTY OF ALBEMARLE, VIRGINIA
DEMOLITION PLAN

JOB NO.
60421

SHEET NO.
C2.4

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SEE MATCHLINE SHEET C2.5

CRITICAL SLOPES (TYP.)

IRON (F)

SOUTH FORK RIVANNA RIVER DAM INUNDATION ZONE

HOLLYMEAD DAM INUNDATION ZONE

SHADED ZONE "A"

FEMA 100-YR FLOODPLAIN

FEMA 500-YR FLOODPLAIN

MHS
TOP=341.14'
INV. IN=333.58' 18" VC
INV. OUT=333.20' 24" VC

RWSA 27" VCP LINE

30' SANITARY SEWER ESMT.
DB. 566, PG. 453
DB. 570, PG. 321

14

POWELL CREEK

TMP 46-98A
FRONT PORCH OFFICE LLC
INST. 202200007251
ZONED: RA
5.739 AC SURVEYED

S51°32'35"W
44.00'

S24°57'25"E 248.00'

N77°57'25"W
138.00'

NAD 83

SCALE 1"=20'
0 20' 40'

DEMO LEGEND

- REMOVE TREE
- LIMITS OF DISTURBANCE
- SAWCUT LINE
- REMOVE UTILITY RUN/LINE
- CLEAR/GRUB BRUSH & VEGETATION
- REMOVE GRAVEL DRIVEWAY
- REMOVE STRUCTURE

S:\105\60421-Portico_Church\DWG\Sheet\C60421-C2-1-DEMO.dwg | Plotted on 4/7/2026 2:25 PM | by Alexander Flint

COMMONWEALTH OF VIRGINIA
JONATHAN M. SHOWALTER
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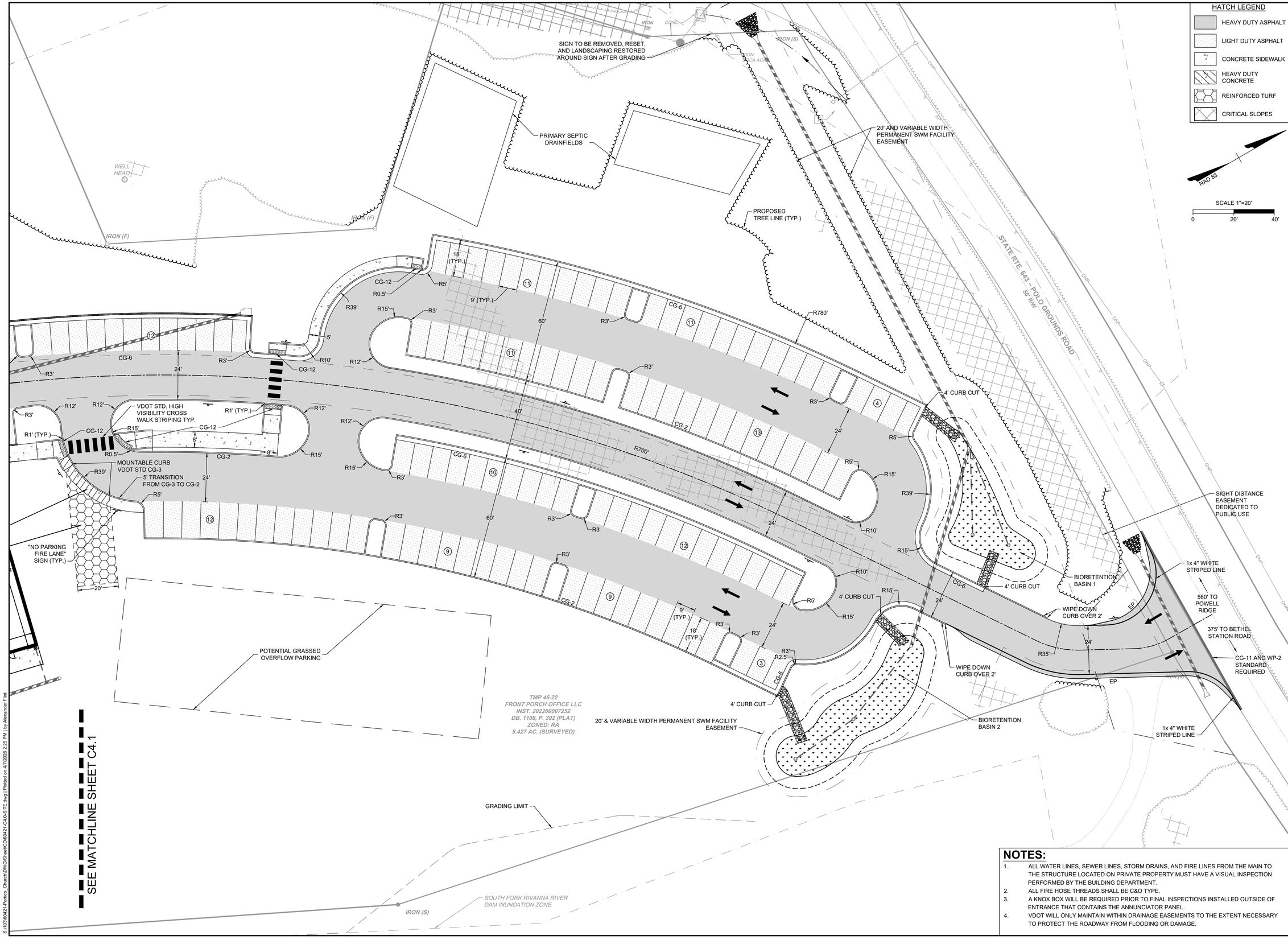
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04/06/2026	COUNTY COMMENTS 03/16/2026

DATE: 04/02/2025
DRAWN BY: S. KIRBY
DESIGNED BY: S. KIRBY
CHECKED BY: J. SHOWALTER
SCALE: 1" = 20'

PORTICO CHURCH
COUNTY OF ALBEMARLE, VIRGINIA
DEMOLITION PLAN

JOB NO. 60421
SHEET NO. C2.5

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NOTES:

1. ALL WATER LINES, SEWER LINES, STORM DRAINS, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE LOCATED ON PRIVATE PROPERTY MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.
2. ALL FIRE HOSE THREADS SHALL BE C&O TYPE.
3. A KNOX BOX WILL BE REQUIRED PRIOR TO FINAL INSPECTIONS INSTALLED OUTSIDE OF ENTRANCE THAT CONTAINS THE ANNUNCIATOR PANEL.
4. VDOT WILL ONLY MAINTAIN WITHIN DRAINAGE EASEMENTS TO THE EXTENT NECESSARY TO PROTECT THE ROADWAY FROM FLOODING OR DAMAGE.

COMMONWEALTH OF VIRGINIA
Jonathan Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
04/06/2026
PROFESSIONAL ENGINEER

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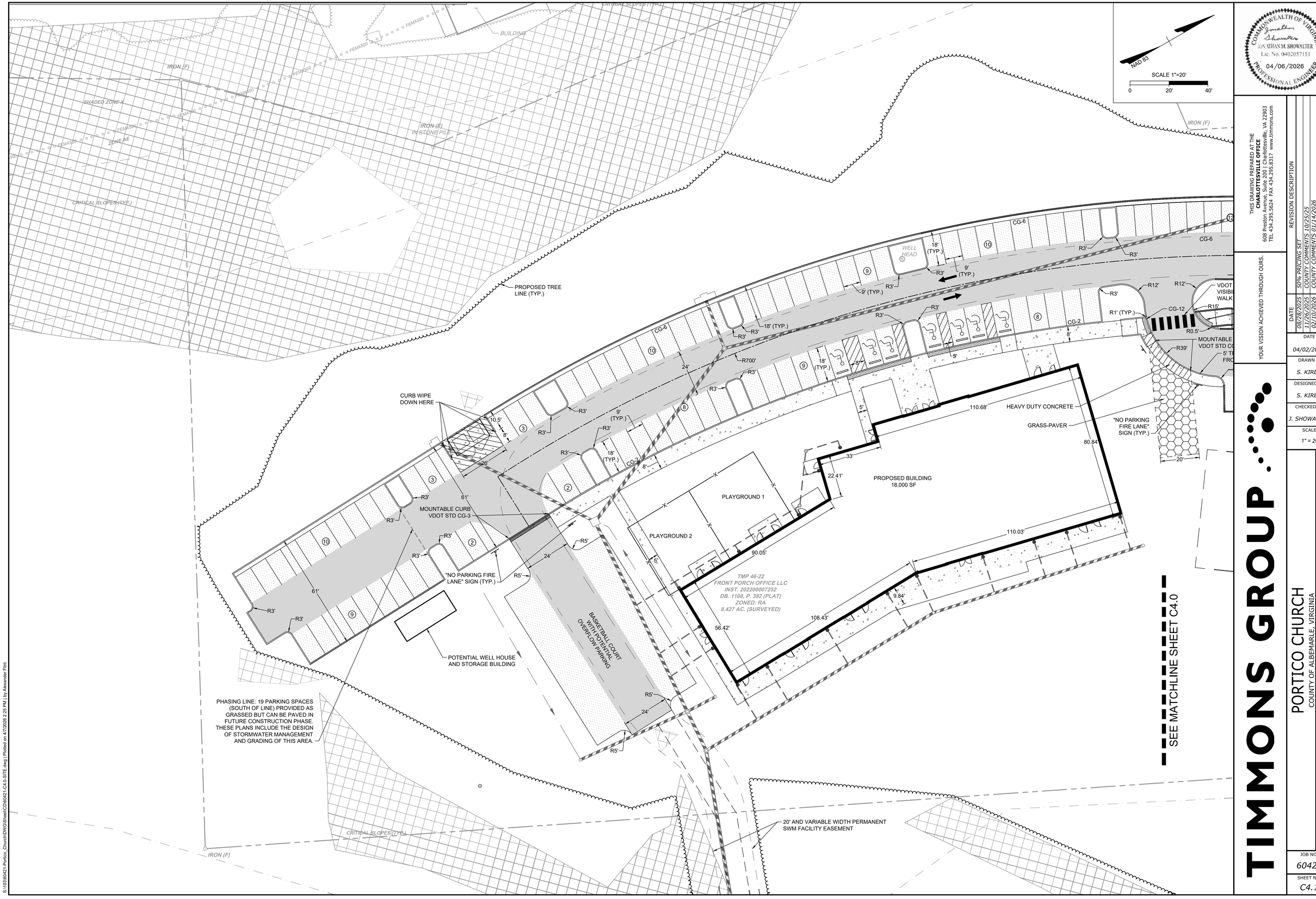
TIMMONS GROUP

PORTICO CHURCH
COUNTY OF ALBEMARLE, VIRGINIA
LAYOUT & UTILITY PLAN

JOB NO. 60421
SHEET NO. C4.0

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COMMONWEALTH OF VIRGINIA
JONATHAN M. SHOWALTER
Lic. No. 0402057151
04/06/2026
PROFESSIONAL ENGINEER

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01/16/2026	COUNTY COMMENTS 01/16/2026
04/06/2026	COUNTY COMMENTS 03/16/2026

DATE: 04/02/2025
DRAWN BY: S. KIRBY
DESIGNED BY: S. KIRBY
CHECKED BY: J. SHOWALTER
SCALE: 1" = 20'

TIMMONS GROUP

PORTICO CHURCH
COUNTY OF ALBEMARLE, VIRGINIA
LAYOUT & UTILITY PLAN

JOB NO. 60421
SHEET NO. C4.1

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ALEXANDRA SHOWALTER
Lic. No. 0402057151
PROFESSIONAL ENGINEER
04/06/2026

JOB NO.	60421
SHEET NO.	C5.0

PORTICO CHURCH

COUNTY OF ALBEMARLE, VIRGINIA

OVERALL GRADING & DRAINAGE PLAN

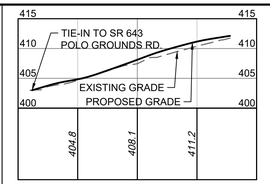
SCALE	1" = 40'
CHECKED BY	J. SHOWALTER
DESIGNED BY	S. KIRBY
DRAWN BY	S. KIRBY
DATE	04/02/2025

DATE	REVISION DESCRIPTION
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02/10/2026	COUNTY COMMENTS 01/14/2026
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GRADING AND DRAINAGE NOTES:

1. VERIFY ALL EXISTING ELEVATIONS AT CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES OR SLOPES THAT DO NOT MEET STANDARDS OR ENSURE POSITIVE DRAINAGE BEFORE BEGINNING CONSTRUCTION.
2. ENSURE ALL SIDEWALKS AND CG-12 ARE PER VDOT AND ADA STANDARDS.
3. ALL CG-12 RAMPS TO HAVE 1:20 MAX. GUTTER SLOPE IN THE DIRECTION OF TRAVEL.
4. ALL SIDEWALKS SHALL HAVE A MAX SLOPE OF 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL AND A SLOPE OF 2% MAX AT LANDINGS, ADA PARKING SPACE, AND AREAS WERE TURNING IS REQUIRED.
5. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING, PAVEMENT AND SITE FEATURES TO CONVEYANCE CHANNELS AND INLETS. NOTIFY ENGINEER OF ANY APPARENT LOW AREA OR PROBLEM AREAS BEFORE BEGINNING CONSTRUCTION.



ENTRANCE PROFILE

HORIZ SCALE: 1"=20'
VERT SCALE: 1"=4

PER VDOT CG-11 STD, ENTRANCE ROAD SLOPE IS 2.8% FOR FIRST 20' FROM SR 643 POLO GROUNDS ROAD. BEYOND THAT THERE IS NO GRADE CHANGE EXCEEDING 3%. THIS MEETS THE CRITERIA FOR CG-11 ENTRANCES.

SURVEY CONFIRMED CRITICAL SLOPES

CRITICAL SLOPES PER COUNTY GIS THAT ARE NOT OVER 25% PER SURVEY

NAD 83

SCALE 1"=20'
0 20' 40'

SIGN TO BE REMOVED, RESET, AND LANDSCAPING RESTORED AROUND SIGN AFTER GRADING

VDOT STD. CLASS AI RIPRAP WIDTH 1 = 4.5' WIDTH 2 = 11.5' LENGTH = 10' DEPTH = 18"

INLET W/ GRATE TOP=383.18' INV=379.73' 18" HDPE

EX. CONC. CHANNEL

CRITICAL SLOPES (TYP.)

STATE RTE 643 - POLO GROUNDS ROAD 60' R/W

BROWNSTONE RIPRAP CHANNEL 0.5' DEEP 3' WIDE BOTTOM FROM CURB TO BROWNSTONE GRAVEL FLOW SPREADER (TYP.) PER DETAIL C6.2

VDOT STD. CLASS AI RIPRAP WIDTH 1 = 3.75' WIDTH 2 = 9.25' LENGTH = 18 DEPTH = 18"

BIORETENTION #1

BIORETENTION #2

CLEANOUT (TYP.)

GRADING LIMIT

SEE MATCHLINE SHEET C5.2

SOUTH FORK RIVANNA RIVER DAM INUNDATION ZONE

WELL HEAD

TC 414.61'
TC 415.17'
TC 416.84'
TC 416.71'
TC 416.90'
TC 416.58'
TC 416.78'
TC 417.61'
TC 416.96'
TC 416.85'
TC 417.06'
TC 417.02'
TC 417.83'
TC 417.83'
TC 411.98'

NOTES:

1. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN ALSO. SEGMENTAL WALLS REQUIRE RDP INSPECTIONS, OTHERS WILL REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.

COMMONWEALTH OF VIRGINIA
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COUNTY COMMENTS 03/16/2026	04/06/2026

DATE 04/02/2025
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DESIGNED BY S. KIRBY
CHECKED BY J. SHOWALTER
SCALE 1" = 20'

PORTICO CHURCH
COUNTY OF ALBEMARLE, VIRGINIA
GRADING & DRAINAGE PLAN

JOB NO. 60421
SHEET NO. C5.1

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RIPRAP SECTION
(No Scale)

NAD 83

SCALE 1"=20'
0 20' 40'

PROPOSED BUILDING
18,000 SF

FFE: 418.00'

CLEANOUT

8" HDPE PIPE
TO PIPE 205

6" HDPE ROOF
DRAIN (TYP.)

4" HDPE PIPE TIE IN
TO PIPE 205

WELL HEAD

CRITICAL SLOPES (TYP.)

SEE MATCHLINE SHEET C5.1

SEE MATCHLINE SHEET C5.3

GRADING AND DRAINAGE NOTES:

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SURVEY CONFIRMED CRITICAL SLOPES

CRITICAL SLOPES PER COUNTY GIS THAT ARE NOT OVER 25% PER SURVEY

ROOF DRAIN NOTES:

1. ROOF DRAIN LINES TO HAVE 1.0% MINIMUM SLOPES AND 2' MINIMUM COVER.
2. CONTRACTOR TO CONFIRM THAT DOWNSPOUT BOOT CAN SERVE AS A CLEANOUT. IF NOT, PROVIDE A CLEANOUT IMMEDIATELY AFTER DOWNSPOUT BOOT.

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Jonathan Showalter
JONATHAN M. SHOWALTER
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04/06/2026
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04/06/2026	COUNTY COMMENTS 03/16/2026

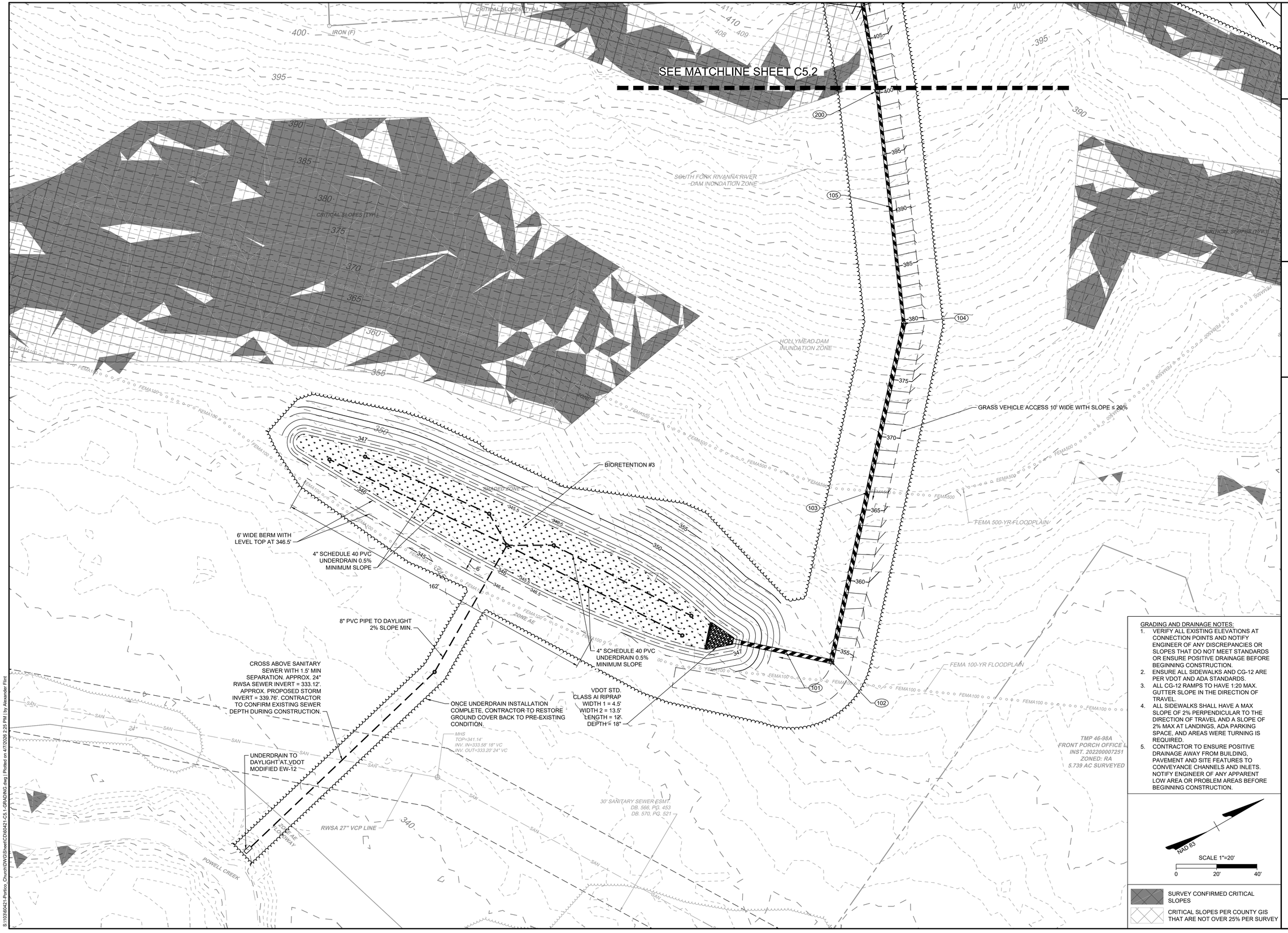
DATE: 04/02/2025
DRAWN BY: S. KIRBY
DESIGNED BY: S. KIRBY
CHECKED BY: J. SHOWALTER
SCALE: 1" = 20'

TIMMONS GROUP

PORTICO CHURCH
COUNTY OF ALBEMARLE, VIRGINIA
GRADING & DRAINAGE PLAN

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SHEET NO. C5.2

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NAD 83

SCALE 1"=20'

0 20' 40'

SURVEY CONFIRMED CRITICAL SLOPES

CRITICAL SLOPES PER COUNTY GIS THAT ARE NOT OVER 25% PER SURVEY

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DATE 04/02/2025
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DESIGNED BY S. KIRBY
CHECKED BY J. SHOWALTER
SCALE 1" = 20'

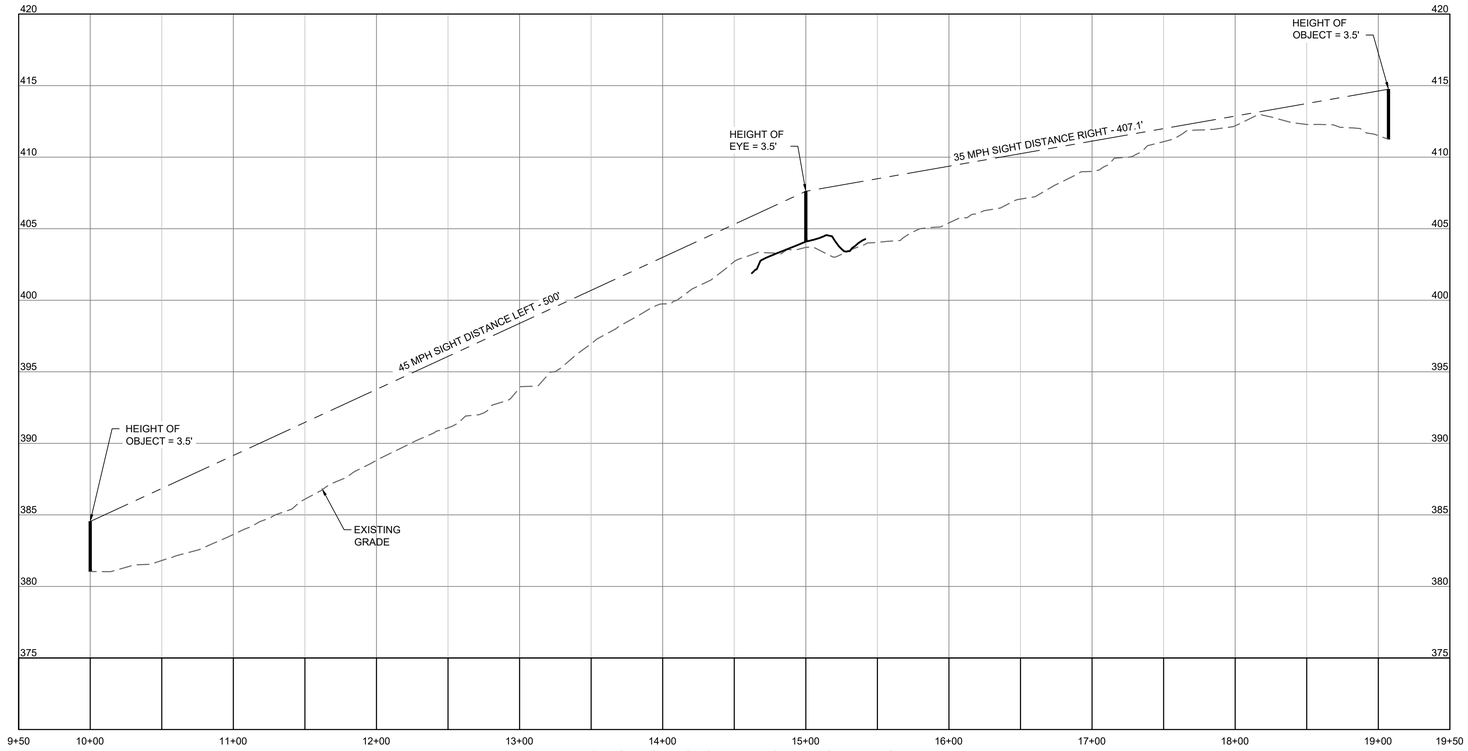
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COUNTY OF ALBEMARLE, VIRGINIA
GRADING & DRAINAGE PLAN

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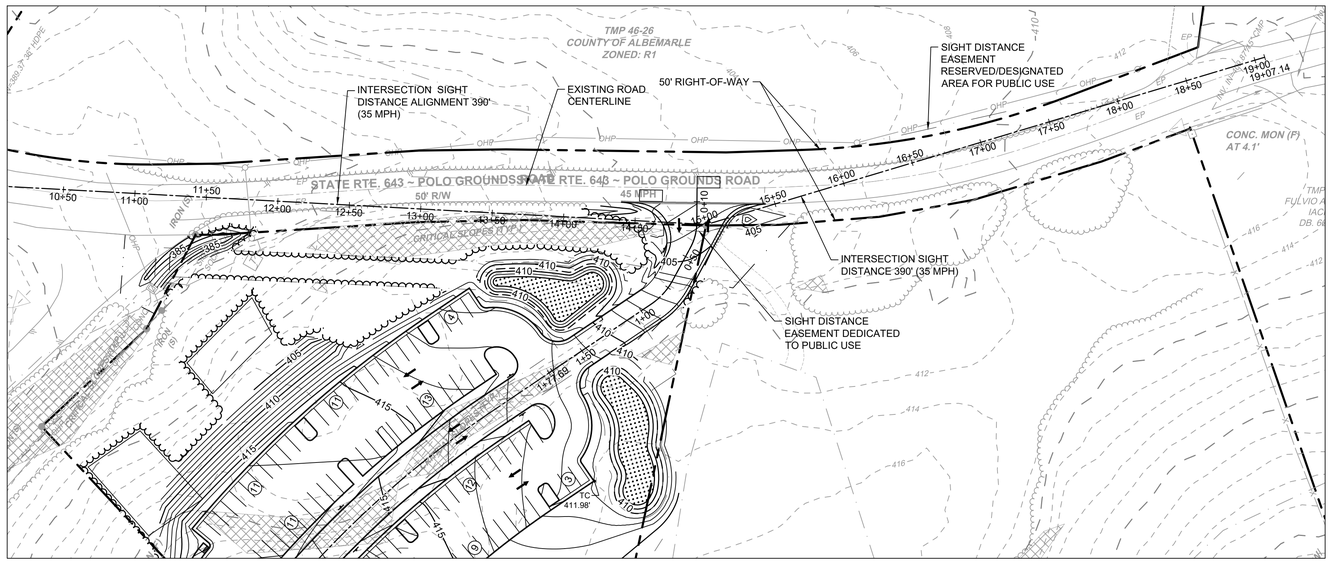
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INTERSECTION SIGHT DISTANCE PROFILE

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

5
0
0 50
PROFILE SCALE



ENTRANCE SIGHT DISTANCE PLAN

SCALE 1"=50'
0 50' 100'

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DESIGNED BY: S. KIRBY
CHECKED BY: J. SHOWALTER
SCALE: AS SHOWN

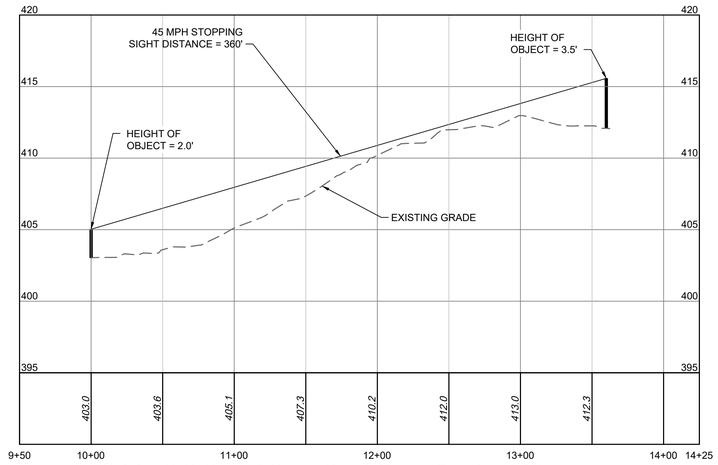
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PORTICO CHURCH
COUNTY OF ALBEMARLE, VIRGINIA
SIGHT DISTANCE PROFILES

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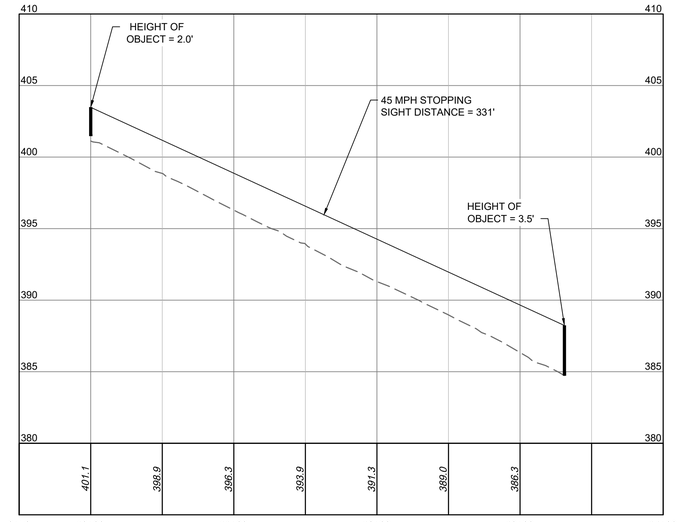
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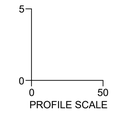
STOPPING SIGHT DISTANCE RIGHT 45 MPH PROFILE VIEW

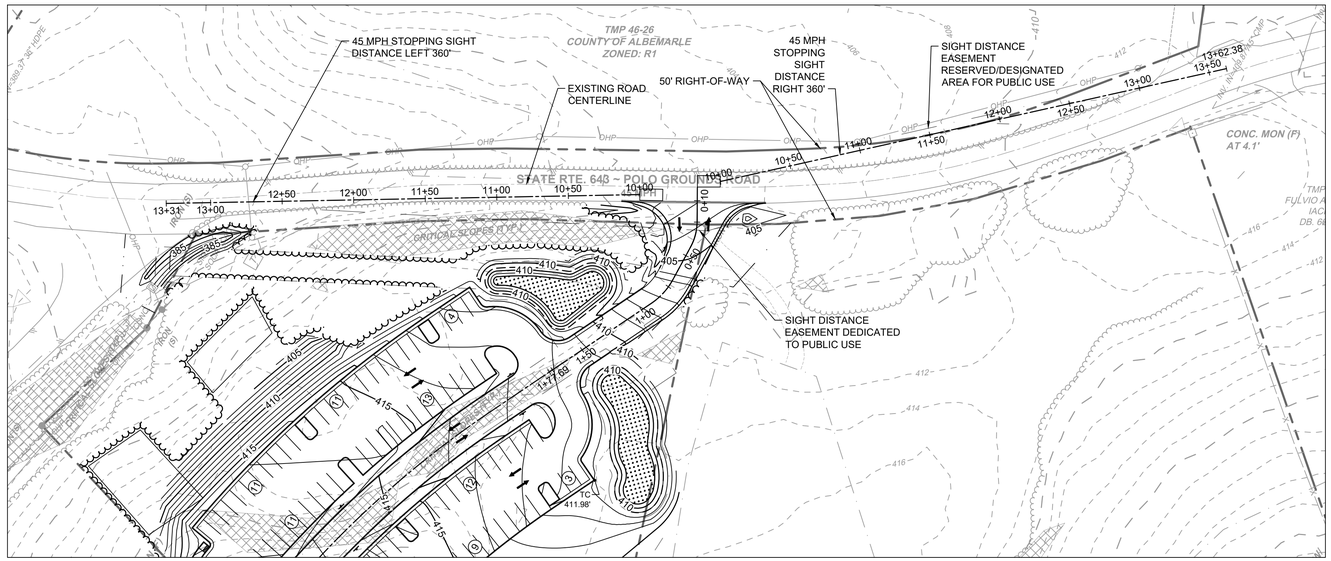
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



STOPPING SIGHT DISTANCE LEFT 45 MPH PROFILE VIEW

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





STOPPING SIGHT DISTANCE PLAN

COMMONWEALTH OF VIRGINIA
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JONATHAN M. SHOWALTER
Lic. No. 0402057151
04/06/2026
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DESIGNED BY
S. KIRBY
CHECKED BY
J. SHOWALTER
SCALE
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PORTICO CHURCH
COUNTY OF ALBEMARLE, VIRGINIA

SIGHT DISTANCE PROFILES

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PLANT KEY	
CODE	BOTANICAL NAME
CANOPY TREES	
NYS WIL	NYSSA SYLVATICA 'WILDFIRE'
QUE PHE	QUERCUS PHELLOS
EVERGREEN SHRUBS	
ILE SCH	ILEX VOMITORIA 'SCHILLINGS DWARF'
MYR DON	MYRICA CERIFERA 'DON'S DWARF'

EXISTING TREES
TO REMAIN PROTECTED IN PLACE

BIO-RETENTION PLANTING MIX
AGROSTIS ALBA / REDTOP GRASS
CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS
IRIS VERSICOLOR / BLUE FLAG
LILIUM SUPERBUM / TURK'S-CAP LILY
LOBELIA CARDINALIS / CARDINAL FLOWER
SCIRPUS AMERICANUS / THREE-SQUARE BULRUSH

NOTE:
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.

NOTE:
ALL LANDSCAPING SHALL BE INSTALLED BY THE FIRST PLANTING SEASON FOLLOWING THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN THE DEVELOPMENT OR A PHASE THEREOF.

NOTE:
ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY CONDITION BY THE CURRENT OWNER OR A PROPERTY OWNER'S ASSOCIATION AND REPLACED AS NECESSARY. REPLACEMENT MATERIAL SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN.

NAD 83

SCALE 1"=30'
0 30' 60'

COMMONWEALTH OF VIRGINIA
EDWIN A. ESPINO
No. 2346
11/26/2025
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

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COUNTY COMMENTS 10/25/25	11/26/2025

DATE 03/28/2025
DRAWN BY E.ESPINO
DESIGNED BY E. ESPINO
CHECKED BY C. OLDAKER
SCALE

PORTICO CHURCH
COUNTY OF ALBEMARLE, VIRGINIA
LANDSCAPE PLAN

JOB NO. 60421
SHEET NO. L1.0

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PLANT KEY	
CODE	BOTANICAL NAME
CANOPY TREES	
NYS WIL	NYSSA SYLVATICA 'WILDFIRE'
QUE PHE	QUERCUS PHELLOS
EVERGREEN SHRUBS	
ILE SCH	ILEX VOMITORIA 'SCHILLINGS DWARF'
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EXISTING TREES
TO REMAIN PROTECTED IN PLACE

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PORTICO CHURCH
COUNTY OF ALBEMARLE, VIRGINIA
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PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	CANOPY
CANOPY TREES						
NYS WIL	12	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO	2.5" CAL.	B&B	151 SF
QUE PHE	10	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B	419 SF
CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
EVERGREEN SHRUBS						
ILE SCH	15	ILEX VOMITORIA 'SCHILLINGS DWARF'	SCHILLINGS DWARF YAUPON HOLLY	18" HT./SPRD.	CONTAINER	48" o.c.
MYR DON	22	MYRICA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE	24" HT./SPRD.	CONTAINER	48" o.c.

BIO-RETENTION TYPICAL PLANT SCHEDULE		
DISTRIBUTION	BOTANICAL NAME	LOCATION IN BMP
30%	AGROSTIS ALBA	UPPER 50% AREA
15%	LILIUM SUPERBUM	UPPER 50% AREA
15%	CHASMANTHIUM LATIFOLIUM	UPPER 50% AREA
10%	IRIS VERSICOLOR	LOWER 50% AREA
10%	SCIRPUS AMERICANUS	LOWER 25% AREA
20%	LOBELIA CARDINALIS	LOWER 25% AREA

NOTE:
- PLANT SCHEDULE QUANTITIES ARE PROVDIVED FOR CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO BIDDING AND CONSTRUCTION.
- SEED ALL DISTRUBRED AREAS UNLESS OTHERWISE SHOWN ON PLAN.

TREE COVER CALCULATIONS * PER SEC. 32.7.9.8 OF THE ALBEMARLE COUNTY CODE

SITE AREA	REQUIREMENT	CALCULATION	REQUIRED QUANTITY	EXISTING CANOPY MAINTAINED	ADDED CANOPY	PROVIDED QUANTITY
8.40 AC (GROSS SITE AREA)	10% COVER	8.4 AC x .1 = .84 AC = 36,590.40 SF	36,591 SF	80,216 SF x1.25 = 100,270	6,002 SF	116,272 SF
				CANOPY BONUS 1.25		

NOTE:
-WHERE A PARKING AREA IS LOCATED SO THAT PARKED CARS ARE VISIBLE FROM AN OFF-SITE STREET, SHRUBS ARE TO BE INSTALLED AT A MINIMUM HEIGHT OF 12".
-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.

LANDSCAPING ALONG STREETS
*** PER SEC. 32.7.9.5 OF THE ALBEMARLE COUNTY CODE**

REQUIREMENTS	TOTAL FRONTAGE	CALCULATIONS				REQUIRED	PROVIDED
1 LARGE STREET TREE FOR EVERY 50 LF OF STREET FRONTAGE	357.01 LF	GROSS FRONTAGE:		357.01	LF	1 LARGE STREET TREES	1 LARGE STREET TREES
		EXISITNG TREES:	MINUS	316.32	LF		
		INGRESS/EGRESS:	MINUS	26.75	LF		
		NET FRONTAGE:		13.91	LF		

LANDSCAPING OF PARKING AREAS
*** PER SEC. 32.7.9.6 OF THE ALBEMARLE COUNTY CODE**

REQUIREMENTS	PARKING SPACES	CALCULATIONS	REQUIRED	PROVIDED
1 LARGE SHADE TREE PER FOR EVERY10 PARKING SPACES	200 SPACES	200 ÷ 10 = 20	20 LRG. SHADE TREES	22 LRG. SHADE TREES

LANDSCAPING WITHIN A PARKING AREA
*** PER SEC. 32.7.9.6 OF THE ALBEMARLE COUNTY CODE**

REQUIREMENTS	PAVED AREA	CALCULATIONS	REQUIRED	PROVIDED
AN AREA EQUAL TO 5% OF PAVED PARKING & CIRCULATION TO BE LANDSCAPED WITH TREES OR SHRUBS	82,636.11 SF	86,637x .05 = 3,622.1	4,331.85 SF	8,100.44 SF

NOTE:
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.

NOTE:
ALL LANDSCAPING SHALL BE INSTALLED BY THE FIRST PLANTING SEASON FOLLOWING THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN THE DEVELOPMENT OR A PHASE THEREOF.

NOTE:
ALL LANDSCAPING AND SCREENING SHALL BE MAINTAINED IN A HEALTHY CONDITION BY THE CURRENT OWNER OR A PROPERTY OWNER'S ASSOCIATION AND REPLACED AS NECESSARY. REPLACEMENT MATERIAL SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN.

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.

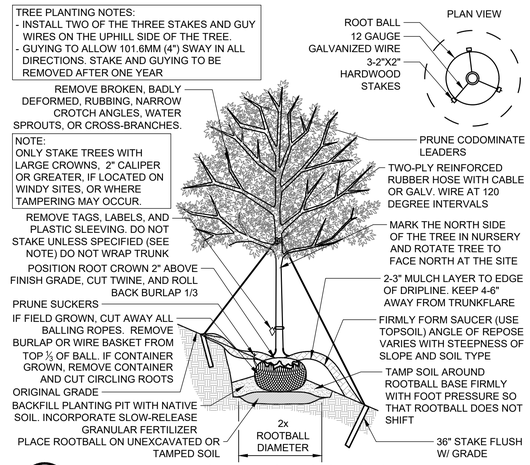
NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONFER WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

November 14, 2025

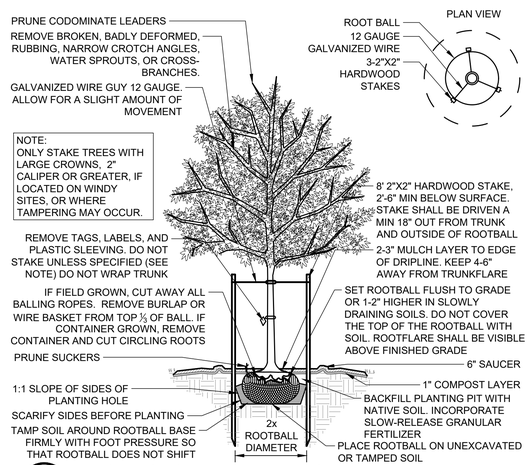
OWNER SIGNATURE **(DATE)**

CONTRACT PURCHASER SIGNATURE **(DATE)**

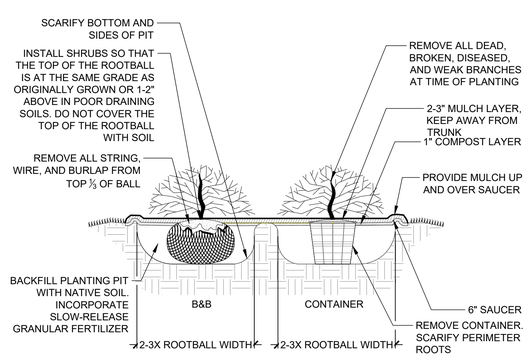
5/1/06 Page 1 of 1



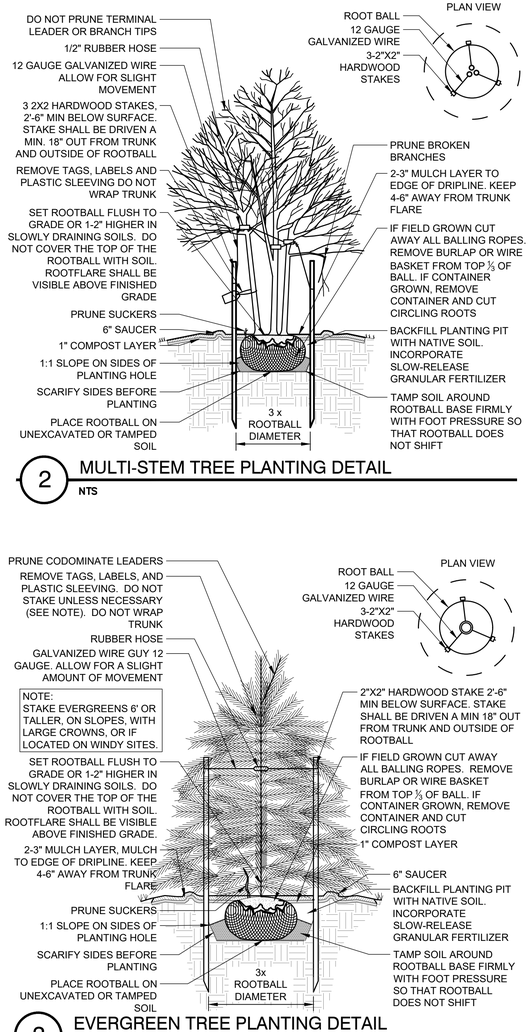
4 TREE PLANTING WITH GUYS ON SLOPE DETAIL
NTS



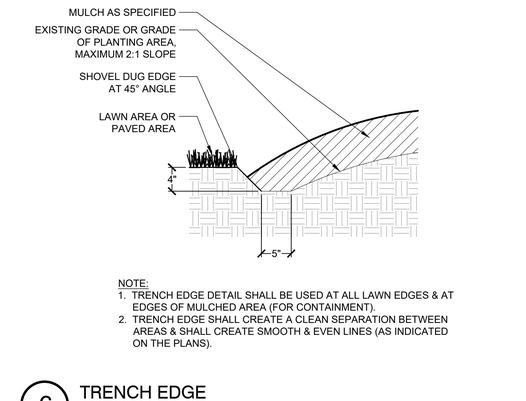
1 DECIDUOUS TREE PLANTING DETAIL
NTS



5 SHRUB PLANTING DETAIL
NTS



2 MULTI-STEM TREE PLANTING DETAIL
NTS



NOTE:
1. TRENCH EDGE DETAIL SHALL BE USED AT ALL LAWN EDGES & AT EDGES OF MULCHED AREA (FOR CONTAINMENT).
2. TRENCH EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS & SHALL CREATE SMOOTH & EVEN LINES (AS INDICATED ON THE PLANS).

6 TRENCH EDGE
1" = 1'-0"

3 EVERGREEN TREE PLANTING DETAIL
NTS

EDWIN A. ESPINO
No. 2346
11/26/2025
LANDSCAPE ARCHITECT
COMMONWEALTH OF VIRGINIA
NOT FOR CONSTRUCTION

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REVISION DESCRIPTION	DATE
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COUNTY COMMENTS 10/25/25	11/26/2025

DATE 03/28/2025
DRAWN BY E.ESPINO
DESIGNED BY E. ESPINO
CHECKED BY C. OLDAKER
SCALE

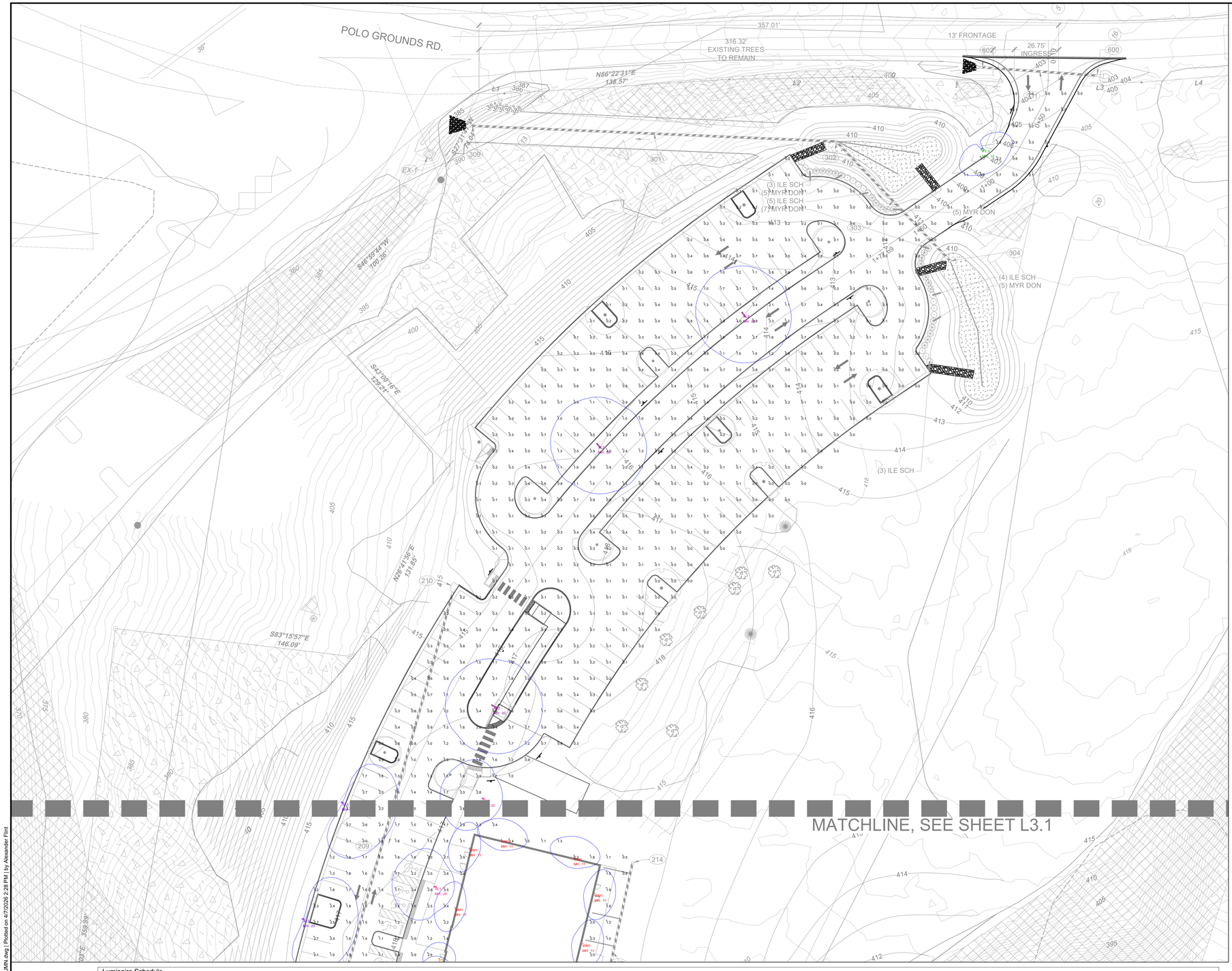
TIMMONS GROUP

PORTICO CHURCH
COUNTY OF ALBEMARLE, VIRGINIA
LANDSCAPE NOTES AND DETAILS

JOB NO. 60421
SHEET NO. L2.0

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NOTES:
ALL FIXTURES CALCULATED @ 3000K
MOUNTING HEIGHTS LABELED PER FIXTURE LOCATION
ISOLINES SHOWN @ 1FC FOR REFERENCE ONLY

Prepared by:
OLD DOMINION LIGHTING ASSOCIATES
3761 WESTERRE PARKWAY, SUITE D
RICHMOND, VIRGINIA 23233
804-559-3839

NOTES:
THE CALCULATIONS SET FORTH HEREIN ARE BASED ON PROJECT SPECIFICATIONS PROVIDED TO OLD DOMINION LIGHTING ASSOCIATES. ACTUAL OR MEASURED VALUES MAY DIFFER FROM THE FORECASTED RESULTS DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND VARYING FIELD CONDITIONS SUCH AS, BUT NOT LIMITED TOLINE VOLTAGE, TEMPERATURE, ATMOSPHERIC/ENVIRONMENTAL CONDITIONS AND IMPROPER OR UNDOCUMENTED LAMP BURN-IN PROCEDURES. FURTHER, ROOM DIMENSIONS, REFLECTANCES, FURNITURE AND ARCHITECTURAL ELEMENTS WITHIN THE SPACE MAY SIGNIFICANTLY AFFECT CALCULATIONS. VERIFICATION OF THE CALCULATIONS HEREIN, INCLUDING DESIGN ACCEPTABILITY, AND COMPLIANCE WITH ANY APPLICABLE LIGHTING CODES IS NOT THE RESPONSIBILITY OF OLD DOMINION LIGHTING ASSOCIATES, AND SHALL BE THE RESPONSIBILITY OF THE ARCHITECT, OWNER OR OWNERS RESPRESENTATIVE, AS APPLICABLE.

NO ALTERATIONS OR MODIFICATIONS SHALL BE MADE TO THIS PLAN WITHOUT THE PERMISSION OF OLD DOMINION LIGHTING ASSOCIATES. THE PHOTMETRIC DATA IS SPECIFIC TO THE LISTED MANUFACTURERS AND RESPECTIVE CATALOG NUMBERS AS OUTLINED IN THE LUMINAIRE SCHEDULE. SUBSTITUTIONS OR DEVIATIONS FROM THIS PLAN MAY RESULT IN SIGNIFICANTLY DIFFERENT RESULTS. SITE INFORMATION SUCH AS POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC. SHOULD BE COORDINATED PRIOR TO INSTALLATION BY THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS AND SUPPLIED PER MANUFACTURER.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	6	GARDCO GBS GEOFORM T2M	Single	GBS-A01-830-T2M	WM1	1.000	1483	10.2	61.2	11
	3	GARDCO GBS GEOFORM T4M	Single	GBS-A02-830-T4M	WM2	1.000	2452	16.89	50.67	9
	4	GARDCO OPTIFORM-S BLC	Single	OPF-S-A02-830-BLC	AL3	1.000	5520	54.129	216.516	20
	3	GARDCO OPTIFORM-S T4W	Single	OPF-S-A01-830-T4W	AL1	1.000	5926	41.88	125.64	20
	5	GARDCO OPTIFORM-S T4W B2B	Back-Back	OPF-S-A01-830-T4W BACK TO BACK	AL2	1.000	5926	41.88	418.8	20
	1	HADCO TOWNVIEW TVPC	Single	TVPC-16-G1-5-2S-730	PT-1	1.000	2621	28.9	28.9	12
	15	LIGHTOLIER SLIM SURFACE	Single	S7R830K10	C1	1.000	1081	13.5	202.5	9, 9.5, 11.5, 12

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Site	Illuminance	Fc	0.91	8.1	0.0	N.A.	N.A.
Building Surround	Illuminance	Fc	2.18	4.9	0.7	3.11	7.00
Main Parking Area	Illuminance	Fc	1.52	3.6	0.1	15.20	36.00

NAD 83

SCALE 1"=30'

0 30' 60'

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Old Dominion Lighting Associates

PREPARED BY:
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RICHMOND, VIRGINIA 23233
PHONE: 1-804-559-3839

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COUNTY COMMENTS 10/25/25	11/26/2025

DATE: 03/28/2025
DRAWN BY: E.ESPINO
DESIGNED BY: E. ESPINO
CHECKED BY: C. OLDAKER
SCALE:

TIMMONS GROUP

PORTICO CHURCH
COUNTY OF ALBEMARLE, VIRGINIA
PHOTOMETRIC PLAN

JOB NO. 60421
SHEET NO. L3.0

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MATCHLINE, SEE SHEET L3.0

Luminaire Key	
Symbol	Label
	GARDCO GBS GEOFORM T2M
	GARDCO GBS GEOFORM T4M
	GARDCO OPTIFORM-S BLC
	GARDCO OPTIFORM-S T4W
	GARDCO OPTIFORM-S T4W B2B
	HADCO TOWNVIEW TVPC
	LIGHTOLIER SLIM SURFACE

SCALE 1"=30'

0 30' 60'

NAD 83

Old Dominion Lighting Associates

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SCALE

TIMMONS GROUP

PORTICO CHURCH
COUNTY OF ALBEMARLE, VIRGINIA
PHOTOMETRIC PLAN

JOB NO. 60421

SHEET NO. L3.1

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GARDCO

Site and Area

OptiForm

OPF-S Small



Gardco OptiForm site and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 192 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications. OptiForm features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is a standard feature with every OptiForm luminaire, providing maintenance or upgrade assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide — **example:** OPF-S-A01-840-T4M-AR1-120-BL50-L3-BZ

Luminaire	Configuration (nom. lumens)			Color Temperature	Distribution			Mounting	Voltage
OPF-S									
OPF-S OptiForm Small Area	Site and Area	Precision Plus[16] (T2M, T3M, T4M, T5M only)		827 80CRI 2700K	AFR Autofrost row	LCL LEED corner optic left	AR1[9,17] Arm mount (standard)	120 120V
	A01 7,000 lumens	P01 2,500 lumens		830 80CRI 3000K	T2M Type 2 medium	LCR LEED corner optic right	MAS[9] Mast arm	208 208V
	A02 9,000 lumens	P02 4,000 lumens		840 80CRI 4000K	T3M Type 3 medium	BLC Back light control	WAL Wall mount	240 240V
	A03 11,000 lumens	P03 6,600 lumens		727 70CRI 2700K	T4M Type 4 medium	2RL Type 2 rotated left 90°	MOS[9] Mounting ordered separately.	277 277V
	A04 15,000 lumens	P04 9,000 lumens		730 70CRI 3000K	T4W Type 4 wide	2RR Type 2 rotated right 270°		347 347V
	A05 17,000 lumens	P05 11,500 lumens		740 70CRI 4000K	T5N Type 5 narrow	3RL Type 3 rotated left 90°		480 480V
	A06 19,000 lumens	P06 14,000 lumens		750 70CRI 5000K	T5M Type 5 medium	3RR Type 3 rotated right 270°		UNV 120–277V
	A07 20,000 lumens	P07 16,500 lumens			T5W Type 5 wide	4RL[1] Type 4 rotated left 90°		HVU[10] 347–480V
		P08 19,000 lumens				4RR[1] Type 4 rotated right 270°		
		P09 22,000 lumens						

Dimming Controls	Sensing	Options (electrical, mechanical, etc)	Emergency	Finish
The following options include 0–10V Driver		None Surge protector 10kV/10kA standard	EM[3,14,15] Emergency Battery Pack (0–40 °C). Available with precision plus optics P01–P03 only	Standard textured finish
none 0–10V dimming driver		SP2 Surge protector 20kV/10kA (option)		BK Black
DLEA[4,5] Dimming leads externally accessible (controls by others)		FS1[7] Single fuse (120, 277, or 347VAC)		WH White
FAWS[4,5,6] Field adjustable wattage selector		FS2[7] Double fuse (208, 240, or 480V)		BZ Bronze
BLS0[1,4,5,6] Bi-level with motion sensor	L2 PIR sensor, #2 lens (Required if BLS0 is selected)	PCB[7,8] Photocontrol button connected to 0–10V driver		DG Dark Gray
The following options include SR/DALI Driver	**WIAP sensor options**	TR5 NEMA Twist-lock 5-pin receptacle connected to 0–10V driver		MG Medium Gray
WIAP[4,5,6] Wireless Interact (includes SR drive and SR receptacle)	LB Low (7'–15' mounting height) sensor, black color housing, wireless Interact, integral	TR7[8] 7-pin twist lock receptacle connected to DALI compliant driver		**Customer specified**
SRDR[4,5,6] SR driver connected to Zhaga socket (DALI)	LW Low (7'–15' mounting height) sensor, white color housing	TLP[8,16] 7-pin twist lock receptacle connected to DALI compliant driver w/ 3-pin photocell		OC Special optional color or RAL, consult factory
DynaDimmer: Automatic Profile Dimming	HB High (15'–40' mounting height) sensor, black color housing	EHS Housing machined to accept external house side shield for field install. Must be combined with OPF-S-EHS-1 accessory.		SC Special Color (must supply color chip, requires factory quote)
CSSD[1,5] Security 50% dimming, 7 hours	HW High (15'–40' mounting height) sensor, white color housing	BAC[1,16] Meets the requirements of the Buy American Act of 1933 (BAA)		
CMSD[1,5] Median 50% dimming, 8 hours				
CSSD[1,5] Security 30% dimming, 7 hours				
CMSD[1,5] Median 30% dimming, 8 hours				

1. Extended leadtime applies. Consult factory for details.
2. Mounts to a square pole with knockout for 4-5" OD round pole.
3. Mounts to a horizontal 2-3/8" OD x 5" Long tenon.
4. Must be ordered with mounting accessory. Photocell option (TR7) must be selected with mounting accessory. See Page 2 for options.
5. Not available with other dimming control options (mutually exclusive).
6. Not available with motion sensor (physical restriction).
7. Must be specified with a motion sensor lens (L2).
8. Not available with PCB, TR5.
9. Must be specified with a motion sensor LW, LB.
10. Not available with TR7, TLP.
11. Must specify input voltage.
12. Not available in HVU [347–480V].
13. UNV [120–277V] only available for lumen packages P03–P09. HVU [347–480V] only available for lumen packages P06–P09 & A04–A07.
14. Not available for lumen packages P04–P09.
15. Not available with DynaDimmer, SRDR, FAWS, FS1, FS2, DLEA, BLS0 (physical restriction).
16. Precision Plus Optics (P01–P09) available only with T2M, T3M, T4M, and T5M optical distributions and are non-rotatable.
17. OPF-RMB accessory recommended for retrofit applications.
18. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (1) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (2) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.

GARDCO

Poles & Brackets

Site and Area Poles

Straight Square Steel



The **Gardco SSS Straight Square Steel** pole consists of a one-piece high tensile carbon steel tube welded and secured to the carbon steel base plate providing excellent strength and integrity. The poles are finished with an electrostatically applied, thermally cured polyester powdercoat. All poles include base cover, hand hole, ground lug and top cap. Anchor bolts and templates are ordered as a separate accessory.

Project:
Location:
Cat.No:
Type:
Lumens: Qty:
Notes:

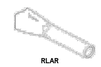
Ordering guide — **example:** SSS-CB-4-11-12-D1-DT1-BK-FES

Family	Base	Pole Shaft Size (in.)	Pole Gauge/ Wall Thickness	Height (ft)[1]	Drilling/Tenon Configurations [1]	Drilling Template [2]	Finish	Options [3]
SSS	CB Carbon Steel Base w/ Base Cover.	4	11 11 ga. / 0.120"	10 10 12 12 14 14 15 15 16 16 18 18 20 25 25 25	**Drilling**	DT1 Drill Template 1	BK Black	FES[9] Festoon Outlet
					D1 1 Way	DT2 Drill Template 2	BZ Bronze	VDA Vibration Dampener Additional Hand Hole
					D1@180 1 Way @ 180	DT3 Drill Template 3	WH White	AHH[9]
					D2 2 Way @ 180	DT4 Drill Template 4	DG Dark Grey	DR[9,11] Duplex Receptacle
					D2@90 2 Way @ 90	DT5 Drill Template 5	MG Medium Grey	VPA Vandalproof Screws
					D3 3 Way @ 90	DT6 Drill Template 6	GY3 [4] Light Grey, Smooth	GFI[9,11] DR with GFI (120V only)
					D4 4 Way @ 90	DTX-swy[5] Custom Template	SSDGY [4] SolarForm Dark Grey (RAL 7011)	BAC[12] Buy American Compliant
			7 7 ga. / 0.180"	20 25 30	See drill template chart for details.		GV Galvanized (No Paint)	CL1/2[9] Coupling 1/2"
					Tenons		FP/GV Finished Textured Paint over Galvanized (Specify, ex: MG/GV)	CL3/4[9] Coupling 3/4"
		5	11 11 ga. / 0.120"	20 25 30	T2D4L 2-3/8" OD x 4" length	N No Drilling Template (for Tenon and Plain Top Options)	OC Optional Color Paint (ex: RAL7024)	CL1[9] Coupling 1"
					T2D6L 2-3/8" OD x 6" length			CL1-1/4[9] Coupling 1-1/4"
			7 7 ga. / 0.180"	20 25 30 35	T3D4L 3" OD x 4" length		SC [4] Special/Custom Color (Specify, must supply color chip)	CL1-1/2[9] Coupling 1-1/2"
					T4D6L 4" OD x 6" length			NL1/2[9] Nipple 1/2"
L/SSS		6	7 7 ga. / 0.180"	30 35 40	**No Drilling/No Tenon**			NL3/4[9] Nipple 3/4"
					P Plain Top			NL1[9] Nipple 1"
								NL1-1/4[9] Nipple 1-1/4"
								NL1-1/2[9] Nipple 1-1/2"
								For FES, AHH, DR, GFI, CL1/2, and NL1/2 options, indicate height in inches above base and orientation to handhole (ex. DR-180/90). See page 2 and 3 for details.

1. See Drilling Configurations on Page 3.
2. See Luminaire Drilling Templates on Page 3
3. Not all options available with all configurations. Consult factory for more details
4. Options listed with gray text will be shipped with the Legacy SSS design. Use the L/SSS family code whenever these options are specified.
5. Pole heights can be cut to length. Specify as a whole number in ft. (ex. 11, 13) or to the inch as a decimal (ex. 15.33 = 15' 4") or as "15FT 4IN" for Legacy designs.
6. Option must be specified, including install location, by the customer before order release. FES, DR, GFI, AHH options typically must be placed 12–18" away from standard hand hole (20" or 12" above base).
7. Custom drill templates (DTX) require factory quote.
8. Option not available with Legacy SSS designs.
9. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (1) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (2) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
10. Consult Signify to confirm whether specific accessories are BAA-compliant.

Accessories [10]

Service	Pole Size	12NC	Description (Diameter x Length x Hook)
Anchor Bolts + Templates			
For shipment with the pole (order 1 per pole)	4" Poles	912401597397	AB 3/4x24x3–G DEC w/ 8.5 BC ABT
	5" Poles (SSS)	912401613107	AB 1x33x3–G DEC w/ 11 BC ABT
	5" Poles (L/SSS)	912400207384	3/4–18–3.75 (SETOF4)
	6" Poles	912401597401	AB 1x33x3–G DEC w/ 12 BC ABT
For Pre-Ship service (order 1 per pole)	4" Poles	912401597405	AB 3/4x24x3–G DEC w/ 8.5 BC ABT–RS
	5" Poles (SSS)	912401613106	AB 1x33x3–G DEC w/ 11 BC ABT–RS
	5" Poles (L/SSS)	912400215786	3/4 x 18 x 3.75 (order 4/pole)
	6" Poles	912401597408	AB 1x33x3–G DEC w/ 12 BC ABT–RS
Part No.	**Description**		
RLAR-1A-SQ4+ -(finish)	Cast aluminum mounting arm, 15° long with DT6 drill pattern (order 1 per luminaire). For use with Lumec Roadway and Gardco SolarForm luminaires (for SolarForm: use RLAR bracket to mount horizontally, use T2D6L tenon to mount vertically). Specify finish to match pole.		



RLAR

LIGHTOLIER by signify

Downlighting

SlimSurface

S5R, S7R & S10R Round 5", 7" & 10"



SlimSurface is a 5/8" thick LED surface mounted luminaire with the appearance of a recessed downlight. Easy to install into most standard j-boxes, the SlimSurface round apertures are available as a 5" 650lm, 7" 1000lm and 10" 2200lm fixture.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide — example: S5R830K7AL

Series	CRI	CCT	Lumens	Finish	Dimming
S5R SlimSurface 5" Round	8 80 9 90+	27K 2700K 30K 3000K 35K 3500K 40K 4000K	7 650lm	– White AL Aluminum BK Black	blank ELV / Triac (120V)
				W White AL Aluminum BK Black	Z10U 0–10V (120V–277V)
S7R SlimSurface 7" Round	8 80 9 90+	27K 2700K 30K 3000K 35K 3500K 40K 4000K	10 1000lm	– White AL Aluminum BK Black	blank ELV / Triac (120V)
				W White AL Aluminum BK Black	Z10U 0–10V (120V–277V)
S10R SlimSurface 10" Round[2]	8 80 9 90+	27K 2700K 30K 3000K 35K 3500K 40K 4000K	22 2200lm	blank ELV / Triac (120V) Z10U 0–10V (120V–277V)	
				W White AL Aluminum BK Black	

1. Configurations using 90 CRI are only available with 2700K & 3000K CCT.
2. **IMPORTANT: SlimSurface LED 10" round installs into 4-11/16" J-box (not wet location listed).**



Features

1. **Flange:** One piece plastic flange. Injection molded white, applied aluminum or black.
2. **Lens:** High transmittance lens allowing for smooth, comfortable light pattern.
3. **Power supply:** Integral class 2 driver. Factory wired electronic LED driver (see Electrical section for specifications)
4. **LED Strip:** Utilizes LEDs.
5. Lifetime: Expected lifetime 50,000 hours and backed by a 5-year warranty*
6. **Compliance:** Non-conductive fixture for shower light application (not applicable to metal trim model).

Dimming

Intended for ELV/Triac (120V) or 0–10V dimming (120V–277V) based on the configuration. Min 90°C supply conductors.

Electrical

Electronic power supply: RoHS compliant. Class 2 power unit. Unit tolerates sustained open and short circuit output conditions without damage.

Labels

cULus listed. ENERGY STAR® certified. All models are damp location rated for walls or ceilings. The 5" & 7" are suitable for ceiling mount wet locations when installed per instructions.

Electrical specifications	Dimming	Input volts	Input frequency	Input current	Input Power	THD Factor	Power Factor	Minimum Operating Temp.
Slim 5" 650lm	Triac	120V	50/60Hz	0.08A	9.5W	<15%	>0.9	-20°C
	0–10V	120V	50/60Hz	0.09A	10.1W	<20%	>0.9	-20°C
		277V	50/60Hz	0.04A	10.2W	<20%	>0.9	-20°C
Slim 7" 1000lm	Triac	120V	50/60Hz	0.13A	14.2W	<15%	>0.9	-20°C
	0–10V	120V	50/60Hz	0.12A	14.4W	<20%	>0.9	-20°C
		277V	50/60Hz	0.06A	14.7W	<20%	>0.9	-20°C
Slim 10" 2200lm	Triac	120V	50/60Hz	0.20A	23.2W	<20%	>0.9	-20°C
	0–10V	120V	50/60Hz	0.20A	23.2W	<10%	>0.95	-20°C
		277V	50/60Hz	0.09A	24.6W	<15%	>0.95	-20°C

Fore more details, please see LED-DIM-DL spec sheet.
* See Philips.com/warranties for warranty details.

GARDCO

Wall Mount

GeoForm

GBS LED wall sconce



Gardco GeoForm block small LED wall sconce features a compact geometric design that will complement a range of architectural styles. GeoForm is available with two light engines: precision plus optics which feature type 2, 3, and 4 distributions, as well as light effects optics which offer wall wash, spot, and pencil beam distributions. GeoForm with light effects may be inverted for a wet location uplight option. A diffuse lens is also available for over doorway applications. Emergency battery backup option provides path-of-egress illumination and multiple control options further enhance energy savings.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide — **example:** GBS-A03-840-T3M-UNV-MG

Luminaire	Configuration (nom. lumens)			Color Temperature	Distribution	Voltage	Dimming Controls[1]	Electrical	Options	Finish
GBS										
GBS GeoForm Block Small	Precision Plus optics				T2M Type 2	120 120V	none Leave blank (0–10V dimming driver standard)	none Leave blank (10kV HA surge protection standard)	none Leave blank Emergency Battery Pack (0–40°C)	Textured
	A01[1] 1,500 lumens	B30 80CRI 3000K			T3M Type 3	208 208V	DLEA[4] Dimming Leads Externally Accessible (controls by others)	SP2 Surge Protector 20kV/10kA (option)	EM[4]	BK Black
	A02[1] 2,500 lumens	B40 80CRI 4000K			T4M Type 4	240 240V	FAWS[5] Field Adjustable Wattage Selector	FS1 Single Fuse (120, 277, or 347VAC)	BAC[6] Meets the requirements of the Buy American Act of 1933 (BAA)	WH White
	A03 4,000 lumens	740 70CRI 4000K			DIL Diffusing lens	277 277V		FS2 Double Fuse (208V, 240V, or 480V)		BZ Bronze
	A04 5,000 lumens	750 70CRI 5000K				UNV 120–277V		PCB[7] Photocontrol Button (120–277V)		DG Dark Gray
	A05 6,000 lumens					347 347V				MG Medium Gray
	Light Effects optics					480 480V				
	B01[1] 700 lumens	B30 80CRI 3000K	WAW Wall Wash			HVU 347–480V				Customer specified
	B02[1] 1,100 lumens	B40 80CRI 4000K	SPT Spot							OC Specify optional color or RAL, contact factory
	B03[1] 2,200 lumens		PEN Pencil Beam							SC Special Color (must supply color chip, requires factory quote)

1. Only available from 120–277V, or in UNV.
2. Only one option can be selected from Dimming Controls column.
3. Not available with Emergency battery pack.
4. Only available from 120–277V, must specify voltage.
5. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (1) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (2) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
6. Consult Signify to confirm whether specific accessories are BAA-compliant.

Luminaire Accessories (order separately)[6]

GF-WS-BK	Wall Mounted Box for surface conduit, painted black
GF-INV	Inversion Mounting kit (required with inverted mounting)

Old Dominion Lighting Associates
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REVISION DESCRIPTION	DATE
50% PRICING SET	08/28/2025
COUNTY COMMENTS 10/25/25	11/26/2025

DATE 03/28/2025
DRAWN BY E.ESPINO
DESIGNED BY E. ESPINO
CHECKED BY C. OLDAKER
SCALE

TIMMONS GROUP

PORTICO CHURCH
COUNTY OF ALBEMARLE, VIRGINIA
LIGHTING CUTSHEETS

JOB NO. 60421
SHEET NO. L3.2

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