ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2020-55: Georgetown Hydraulic Professional Offices Final Site Development Plan**
Review Type	Final Site Development Plan and Architectural Drawings
Parcel Identification	060F0000000300
Location	Northwest corner of Hydraulic Road (Rt. 743) and Georgetown Road.
Zoned	Neighborhood Model District (NMD)/Entrance Corridor (EC)/Airport Impact Area (AIA)
Owner/Applicant	CKW 2 LLC/BMC Holdings Group (Reid A. Murphy)
Magisterial District	Jack Jouett
Proposal	To develop a previously undeveloped 1.05-acre parcel with a 6,775-sf office building and associated improvements.
Context and Visibility	The surrounding area contains mostly multi-family housing and a few commercial buildings. The parcel to the southwest is undeveloped; the parcel to the northwest is developed with townhomes; the parcel to the north holds a one-story commercial building, and Albemarle High School is located further to the north; the parcels to the east, across Hydraulic Road, are developed with apartment buildings and medical offices. Apartments and single-family residences are located to the south. [Figure 1] Visibility from Hydraulic Road will be clear.
ARB Meeting Date	June 15, 2020
Staff Contact	Khris Taggart

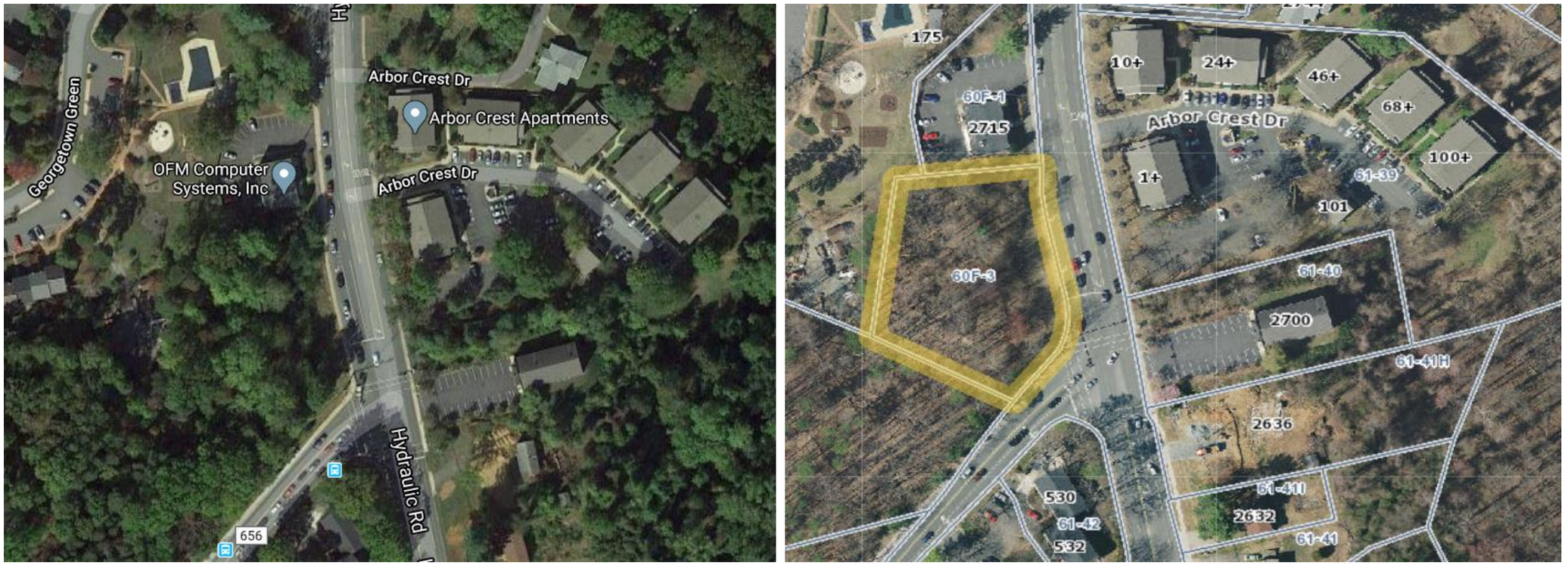


Fig 1: Google Image (left) showing project area along the Entrance Corridor and County GIS map (right) highlighting subject property.

PROJECT HISTORY: The ARB recommended approval of the initial site plan on the May 6, 2019. Architectural elevations and renderings were reviewed and comments were provided during the August 19, 2019 ARB meeting.

CHANGES TO THE PROPOSAL

The site layout and architectural design remain much as they were proposed in the initial site plan and preliminary architectural reviews. Minor changes to the site layout and architectural design include: 1) Landscaping has been revised, trees and shrubs have been added, and landscaping that conflicted with utilities removed. 2) Utilities are consistently shown on site plan set. 3) Ground-mounted mechanical equipment has been moved to the roof. 4) The hipped roof over the tower has been revised to a flat roof similar to the rest of the building.

ANALYSIS

REF	GUIDELINE	ACTIONS 8-19-19	ISSUE 6/15/20	RECOMMENDATION 6/15/20
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to ensure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	Submit revised elevations with legible linework that accurately illustrates the brick patterns and detailing. Provide floor plans and material samples for review. Clarify the materials key on Sheet A201 and provide details of the corbeled bricks. Clarify where brick arches are implemented.	The elevations have been revised to accurately show linework. The bonding pattern is reflected as a stretcher bond in the architectural drawings. The architectural drawings have been revised to clearly show brick arches implemented over the window openings along the elevation. The proposed materials have been identified in the elevation sheet notes and on the building materials sheet in the architectural drawings set.	None.
2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance Corridor; site development and layout; and landscaping.			
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of historic buildings in the area, as well as drawings of architectural features, which provide important examples of this tradition are contained in Appendix A.			
4	The examples contained in Appendix A should be used as a guide for building design: the standard of compatibility with the area's historic structures is not intended to impose a rigid design solution for new development. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline's standard of compatibility can be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.			
5	It is also an important objective of the Guidelines to establish a pattern of compatible architectural characteristics throughout the Entrance Corridor in order to achieve unity and coherence. Building designs	See recommendation in #1.	With the exception of the revision to the roof of the tower element, the	None.

REF	GUIDELINE	ACTIONS 8-19-19	ISSUE 6/15/20	RECOMMENDATION 6/15/20
	should demonstrate sensitivity to other nearby structures within the Entrance Corridor. Where a designated corridor is substantially developed, these Guidelines require striking a careful balance between harmonizing new development with the existing character of the corridor and achieving compatibility with the significant historic sites in the area.		architectural design has not been changed since the previous review. The design, which is still minimalistic in nature, achieves compatibility with historic structures through materials (brick) and scale (two stories). While the building has attributes of Classical design (regular fenestration, engaged pilasters, a water table and architrave) the overall design is paired down and modern in nature. While this design meets the Entrance Corridor Guidelines, it does not fully reflect the Jeffersonian Classical/Traditional architectural style required by the Code of Development. In the ARB meet on August 19, 2019 the board determined that the proposal met each of the architectural requirements of the Code to a sufficient degree.	
9	Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in Appendix A [of the design guidelines]. The standard of compatibility can be met through scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The replication of important historic sites in Albemarle County is not the objective of these guidelines.			
10	Buildings should relate to their site and the surrounding context of buildings.			
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.			
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.			
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.			
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.			
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.			
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.*	Provide the standard window glass note to the architectural drawings. Provide manufacturer’s specifications on the glazing for the Final Site Plan review.	The window glass note has only partly been provided on the architectural drawings. The note is missing “Visible light reflectance (VLR) shall not exceed 30%”.	Provide the standard window glass note verbatim to the architectural drawings.
6	Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan.	None.	The site is wooded and slopes down from east to west with a band of	None.

REF	GUIDELINE	ACTIONS 8-19-19	ISSUE 6/15/20	RECOMMENDATION 6/15/20
	This may be accomplished, to the extent practical, by preserving the trees and rolling terrain typical of the area; planting new trees along streets and pedestrian ways and choosing species that reflect native forest elements; insuring that any grading will blend into the surrounding topography thereby creating a continuous landscape; preserving, to the extent practical, existing significant river and stream valleys which may be located on the site and integrating these features into the design of surrounding development; and limiting the building mass and height to a scale that does not overpower the natural settings of the site, or the Entrance Corridor.		critical slopes at the middle of the site. Preservation and conservation areas occupy the western third of the site.	
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	None.	No accessory structures are proposed.	None.
18	The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.	If a refuse area is proposed, show it on the site plan and include details of the dumpster enclosure in the site plan. Substitute evergreen trees with a height over 10’ at maturity for the 5 viburnums presently proposed on the southeast corner and the 3 viburnums presently proposed on the northeast corner of the building. Provide the top- and bottom-of-wall heights for the retaining walls surrounding the proposed ground-mounted HVAC units in the southeast and northeast corners of the building. Provide material	The refuse area is proposed to be located in the parking area underneath the building, so it will not be visible from the street. Evergreen trees have been substituted for the viburnums originally proposed. The Patriot Red Holly and Brandywine Red Maple proposed minimum height at time of planting will be between 7’-8’. The ground-mounted HVAC units have moved to the roof and are screened by a parapet. A material sample has been submitted for the segmental block for the retaining walls. It has the appearance of concrete block. Revising the color to one in the tan/brown range would be more	Revise the color of the segmental block for the retaining walls to one in the tan/brown range. Include a retaining wall detail in the site plan, noting material and color.

REF	GUIDELINE	ACTIONS 8-19-19	ISSUE 6/15/20	RECOMMENDATION 6/15/20
		samples for the retaining walls and provide a detail of the walls on the site plan set.	appropriate. The site plan does not include a retaining wall detail.	
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.	See above recommendation.		
20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered features.	Relocate the landscape island and tree at the western edge of the parking area away from the stormwater outlet.	The tree in question has been removed from the landscape island.	None.
21	The following note should be added to the site plan and the architectural plan: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."	Include the mechanical equipment note on the site plan set and architectural drawings.	The note has been added to both the site and architectural plans.	None.
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	Provide a lighting plan for review that includes a photometric plan, a luminaire schedule, and manufacturer's cut sheets for all proposed wall-mounted and freestanding fixtures.	The photometric plan shows no light values that spill over onto adjacent properties or streets. The lighting proposed is shielded, recessed, or flush-mounted. The highest value shown on the lighting plan is 8.6 fc, which is well below the maximum allowed. The fixtures are proposed with lamps producing a warm white light. The color for the proposed light fixtures is dark bronze.	None.
23	Light should be shielded, recessed or flush-mounted to eliminate glare. All fixtures with lamps emitting 3000 lumens or more must be full cutoff fixtures.			
24	Light levels exceeding 30 footcandles are not appropriate for display lots in the Entrance Corridors. Lower light levels will apply to most other uses in the Entrance Corridors.			
25	Light should have the appearance of white light with a warm soft glow; however, a consistent appearance throughout a site or development is required. Consequently, if existing lamps that emit non-white light are to remain, new lamps may be required to match them.			
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.			
27	The height and scale of freestanding, pole-mounted light fixtures should be compatible with the height and scale of the buildings and the sites they are illuminating, and with the use of the site. Typically, the height of freestanding pole-mounted light fixtures in the Entrance Corridors should not exceed 20 feet, including the base. Fixtures that			

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	exceed 20 feet in height will typically require additional screening to achieve an appropriate appearance from the Entrance Corridor.		The maximum height proposed for freestanding fixtures is 15'.	
28	In determining the appropriateness of lighting fixtures for the Entrance Corridors, the individual context of the site will be taken into consideration on a case by case basis.			
29	The following note should be included on the lighting plan: "Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle."	Provide the standard lighting note verbatim on the lighting plan submitted for the Final Site Plan review.	The standard lighting note verbatim has been added to the lighting plan.	None.
30-31	*Guidelines for the Use of Decorative Landscape Lighting*	None.	None proposed.	None.
7	The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of many of the area's significant historic sites which is characterized by large shade trees and lawns. Landscaping should promote visual order within the Entrance Corridor and help to integrate buildings into the existing environment of the corridor.	Ensure that no proposed tree conflicts with an existing or proposed utility or its easement and that large shade trees are placed a minimum of 7 feet from the center of a utility line. If trees are placed in easements, provide documentation from the easement holders that the vegetation is permissible. Revise the site plan set to show all utilities and easements consistently throughout the site plan set. Provide a note that the ginkgoes planted will not be female.	The large trees are proposed at least 7' from the center of utility lines. The applicant's response memo states that the proposed vegetation is on the RWSA approved plant list. However, no documentation has been provided from RWSA to confirm this. The site plan set has been revised to show all utilities and easements consistently throughout. The ginkgoes have been removed from the landscape plan.	Provide a copy of the RSWA correspondence documenting their approval of the plants in their easement.
8	Continuity within the Entrance Corridor should be obtained by planting different types of plant materials that share similar characteristics. Such common elements allow for more flexibility in the design of structures because common landscape features will help to harmonize the appearance of development as seen from the street upon which the Corridor is centered.			
32	Landscaping along the frontage of Entrance Corridor streets should include the following: a. Large shade trees should be planted parallel to the Entrance Corridor Street. Such trees should be at least 3½ inches caliper (measured 6 inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 35 feet on center. b. Flowering ornamental trees of a species common to the area should be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern.			

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	c. In situations where appropriate, a three or four board fence or low stone wall, typical of the area, should align the frontage of the Entrance Corridor street. d. An area of sufficient width to accommodate the foregoing plantings and fencing should be reserved parallel to the Entrance Corridor street, and exclusive of road right-of-way and utility easements.			
33	Landscaping along interior roads: a. Large trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 40 feet on center.	None.	There are no interior roads. The trees that line the building suffice as landscaping for the pedestrian ways.	None.
34	Landscaping along interior pedestrian ways: a. Medium trees should be planted parallel to all interior pedestrian ways. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.			
35	Landscaping of parking areas: a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area. b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing. c. Shrubs should be provided as necessary to minimize the parking area's impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.	Provide four trees in the parking area at a minimum of 2.5" caliper. Update the plant schedule on Sheet 5 to reflect this change. Ensure that no proposed tree conflicts with an existing or proposed utility or its easement.	The proposed surface parking includes 36 spaces and one additional loading space. The landscape plan has been revised to show 2 Goldenrain trees at 2.5" caliper, and 1 Natchez Crepe Myrtle tree (caliper size not provided). There are numerous trees along the western perimeter of the parking area that satisfy the caliper requirement for the remaining interior parking tree.	None.
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; "drive thru"	None.	Landscaping has been provided on the eastern façade of the building in the form of large shade trees, understory trees, and evergreen and deciduous shrubs. The latter are proposed 24" in height at time of planting.	None.

REF	GUIDELINE	ACTIONS 8-19-19	ISSUE 6/15/20	RECOMMENDATION 6/15/20
	windows; service areas; and signs. Shrubs should measure at least 24 inches in height.			
37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the *Generic Landscape Plan Recommended Species List* and *Native Plants for Virginia Landscapes (Appendix D)*.	Consider substituting locally native species for the non-native plants proposed. Provide at least two more evergreen shrub species so that no one species of shrub proposed exceeds, in number, one-quarter of the total number of shrubs proposed. Rectify errors in the plant schedule on Sheet 5.	Of the non-native species originally proposed, the *Ilex x 'Conty'* and *Koelreuteria paniculate* still remain on the landscape plan. The other non-native plants have been substituted. The number of *Buxus x Glencoe* has been revised so that it does not exceed one-quarter of the total number of shrubs proposed. The AR (Red Maple) have been removed from the landscape plan. The quantity of LS (Sweet Gum) have been revised to 2 on the plant schedule; however, only one is shown on the landscape plan. Additionally, there are call-outs shown on the landscape plan near the intersection of Georgetown and Hydraulic Roads that do not identify species or quantity. 	Rectify errors in the number of Sweet Gum proposed in the plant schedule or shown on the plan on Sheet 9. Correct the landscape call-outs on Sheet 9 that show no species or quantities.

REF	GUIDELINE	ACTIONS 8-19-19	ISSUE 6/15/20	RECOMMENDATION 6/15/20
38	Plant health: The following note should be added to the landscape plan: "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."	None.	None.	None.
39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street. c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the *Albemarle County Zoning Ordinance* apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.	Provide all site elements required by the Proffers and Code of Development approved with ZMA-2006-14, including a widened sidewalk; an entry plaza with picnic tables; a bicycle rack; and a bus shelter. Show these site elements on the site plan.	Some of the site elements required by the Proffers and Code of Development have been provided (widened sidewalk, a bicycle rack, and picnic tables). The entry plaza and bus shelter are still not shown. Planning staff is reviewing for these items. If the plaza and shelter are added, and if they have significant visual impacts on the site, staff will forward these changes to the ARB for review.	None at this time.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. The proposed architectural design.
2. The visibility of the retaining walls and the color proposed for the segmental block.

Staff recommends approval of the Final Site Plan with the following conditions:

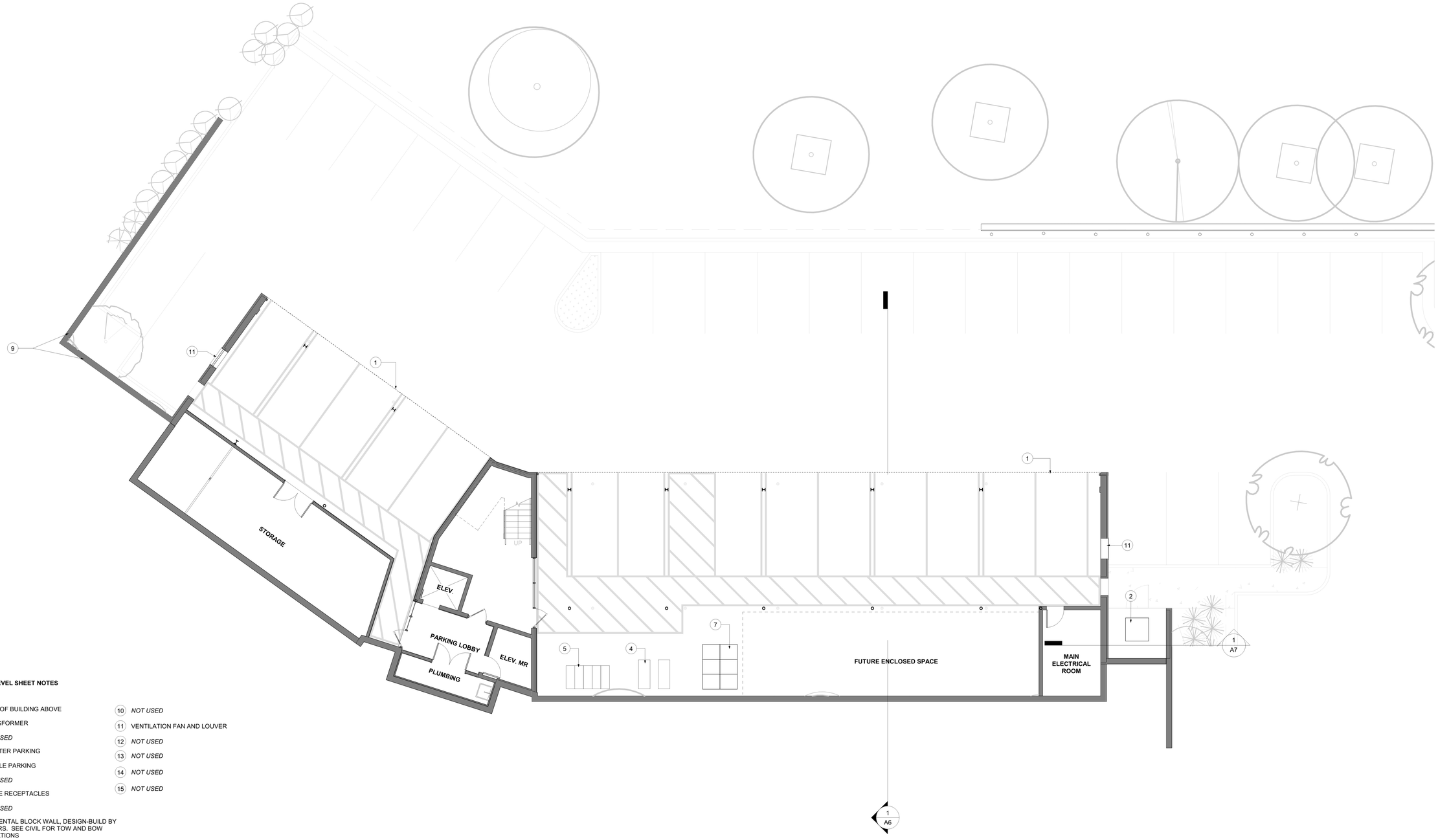
1. Provide the standard window glass note verbatim to the architectural drawings.
2. Revise the color of the segmental block for the retaining walls to one in the tan/brown range.
3. Include a retaining wall detail in the site plan, noting material and color.
4. Provide a copy of the RWSA correspondence documenting their approval of the plants in their easement.
5. Rectify errors in the number of Sweet Gum proposed in the plant schedule or shown on the plan on Sheet 9.
6. Correct the landscape call-outs on Sheet 9 that show no species or quantities.

ATTACHMENTS

A – Georgetown Hydraulic Office Site Plan and Architectural Drawings

TABLE This report is based on the following submittal items:

Sheet #	Drawing Name	Drawing Date
1	Cover Sheet	4/22/2020
2	Existing Conditions and Demolition Plan	4/22/2020
3	Site Layout Plan	4/22/2020
4	Utility Plan	4/22/2020
5	Grading Plan	4/22/2020
6	Sight Distance Plan & Profiles	4/22/2020
7	Traffic Calculations & Details	4/22/2020
8	Traffic Control Plan	4/22/2020
9	Landscape Plan, Notes and Details	4/22/2020
10	Photometric Plan & Details	4/22/2020
11	Photometric Plan & Details	4/22/2020
12	Construction Details	4/22/2020
A1	Floor Plans	4/24/2020
A2	Floor Plans	4/24/2020
A3	Floor Plans	4/24/2020
A4	Elevations	4/24/2020
A5	Elevations	4/24/2020
A6	Sections	4/24/2020
A7	Sections	4/24/2020
	Views (South)	4/24/2020
	Views (South)	4/24/2020
	Views (North)	4/24/2020
	Views (North)	4/24/2020
	Materials	4/24/2020



GARAGE LEVEL SHEET NOTES

1. EDGE OF BUILDING ABOVE
2. TRANSFORMER
3. *NOT USED*
4. SCOOTER PARKING
5. BICYCLE PARKING
6. *NOT USED*
7. WASTE RECEPTACLES
8. *NOT USED*
9. SEGMENTAL BLOCK WALL, DESIGN-BUILD BY OTHERS. SEE CIVIL FOR TOW AND BOW ELEVATIONS
10. *NOT USED*
11. VENTILATION FAN AND LOUVER
12. *NOT USED*
13. *NOT USED*
14. *NOT USED*
15. *NOT USED*

GARAGE LEVEL PLAN | 1/8" = 1'-0"

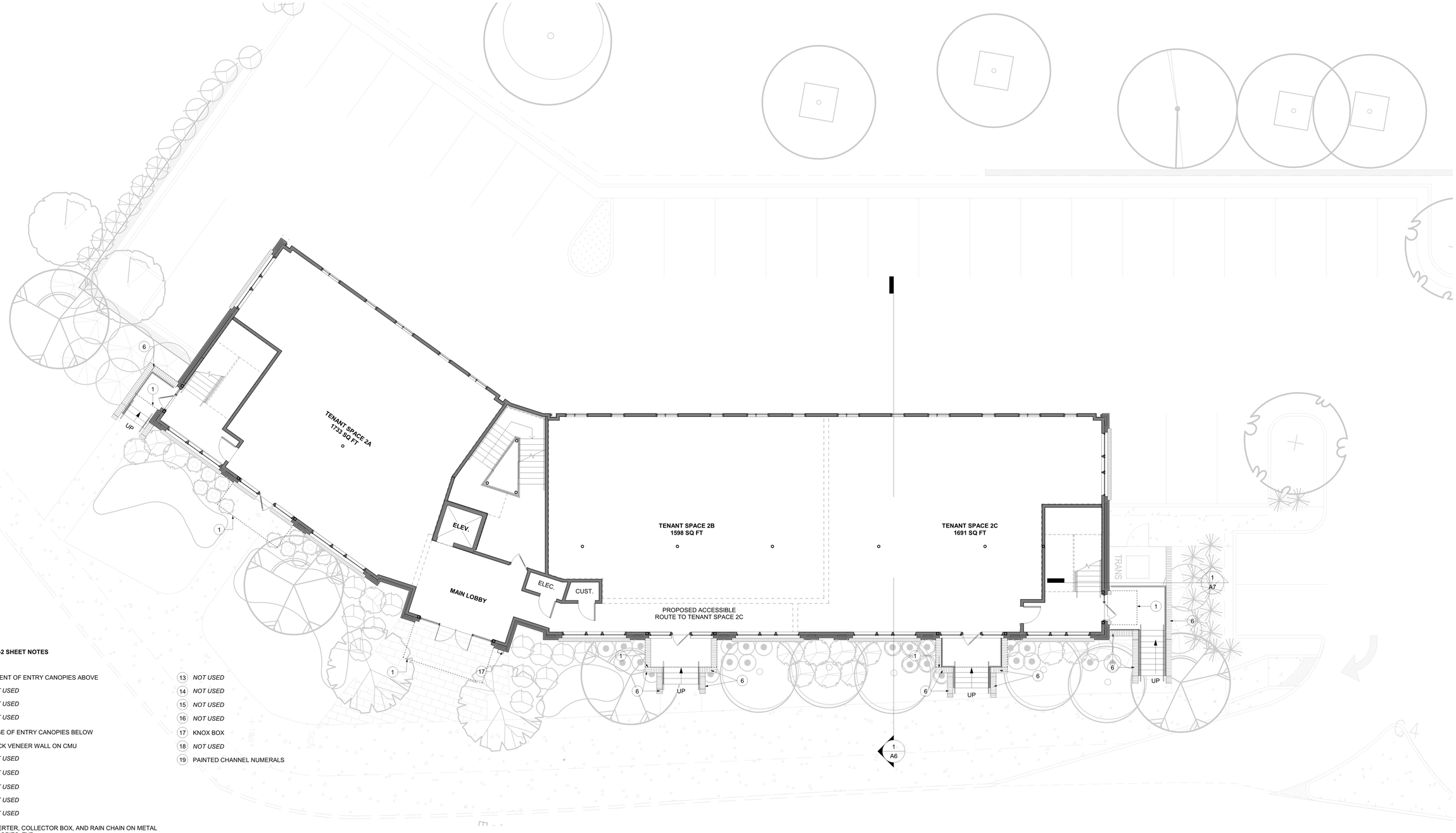
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thrive architecture
108 south first street
charlottesville, va 22902

HYDRAULIC & GEORGETOWN OFFICE BUILDING
BMC

FLOOR PLANS
24 APRIL, 2020

A1



LEVEL 1-2 SHEET NOTES

1. EXTENT OF ENTRY CANOPIES ABOVE
2. *NOT USED*
3. *NOT USED*
4. *NOT USED*
5. EDGE OF ENTRY CANOPIES BELOW
6. BRICK VENEER WALL ON CMU
7. *NOT USED*
8. *NOT USED*
9. *NOT USED*
10. *NOT USED*
11. *NOT USED*
12. DIVERTER, COLLECTOR BOX, AND RAIN CHAIN ON METAL CANOPIES, TYP.
13. *NOT USED*
14. *NOT USED*
15. *NOT USED*
16. *NOT USED*
17. KNOX BOX
18. *NOT USED*
19. PAINTED CHANNEL NUMERALS

LEVEL 1 FLOOR PLAN | 1/8" = 1'-0"

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BMC

FLOOR PLANS

24 APRIL, 2020

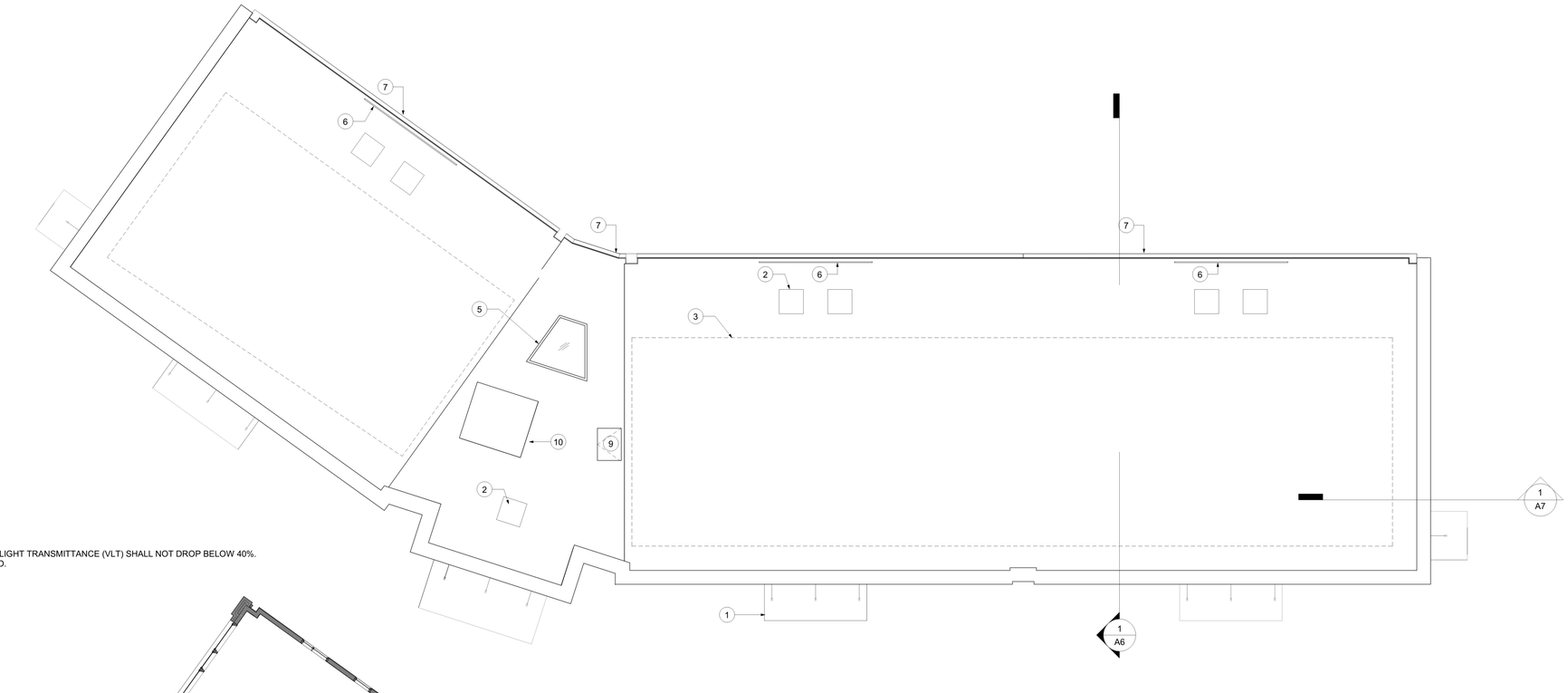
A2

ROOF PLAN SHEET NOTES

1. ENTRY CANOPIES BELOW, TYP.
2. CONDENSERS, TYP. (SEE NOTE B)
3. AREA FOR FUTURE SOLAR ARRAY
4. AREA OF REFUGE
5. SKYLIGHT ABOVE STAIR
6. GUARDRAIL FOR ROOFTOP UNITS
7. GUTTER AT ROOF EDGE, SLOPING AT 1/8" / 12"
8. *NOT USED*
9. ROOF HATCH
10. ELEVATOR OVERRUN

NOTE A: WINDOW GLASS IN THE ENTRANCE CORRIDORS SHOULD MEET THE FOLLOWING CRITERIA: VISIBLE LIGHT TRANSMITTANCE (VLT) SHALL NOT DROP BELOW 40%.
NOTE B: VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

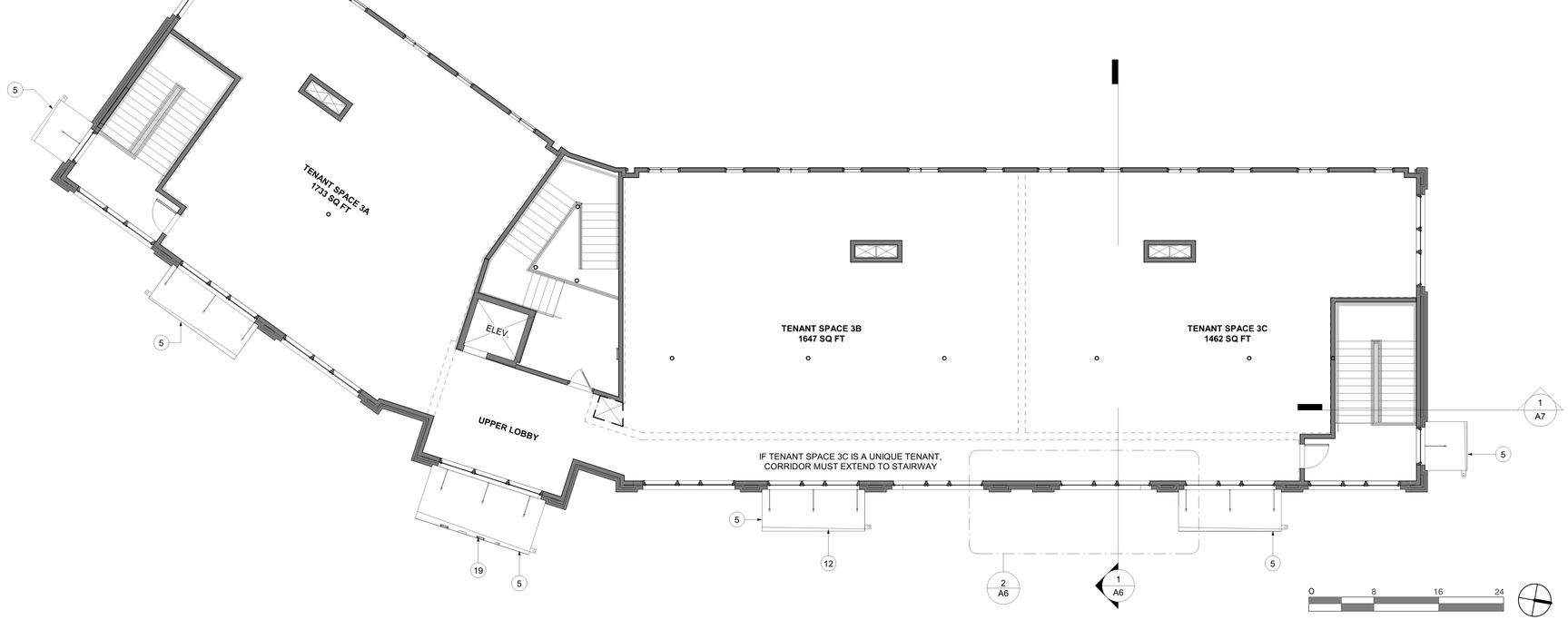
ROOF LEVEL PLAN | 1/8" = 1'-0"



LEVEL 1-2 SHEET NOTES

1. EXTENT OF ENTRY CANOPIES ABOVE
2. *NOT USED*
3. *NOT USED*
4. *NOT USED*
5. EDGE OF ENTRY CANOPIES BELOW
6. BRICK VENEER WALL ON CMU
7. *NOT USED*
8. *NOT USED*
9. *NOT USED*
10. *NOT USED*
11. *NOT USED*
12. DIVERTER, COLLECTOR BOX, AND RAIN CHAIN ON METAL CANOPIES, TYP.
13. *NOT USED*
14. *NOT USED*
15. *NOT USED*
16. *NOT USED*
17. KNOX BOX
18. *NOT USED*
19. PAINTED CHANNEL NUMERALS

LEVEL 2 FLOOR PLAN | 1/8" = 1'-0"

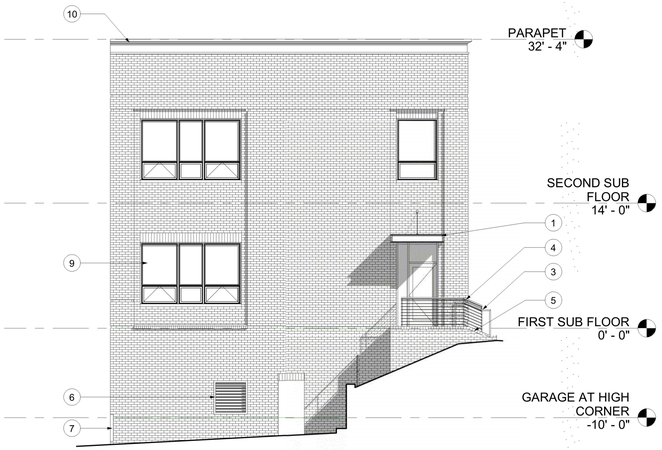


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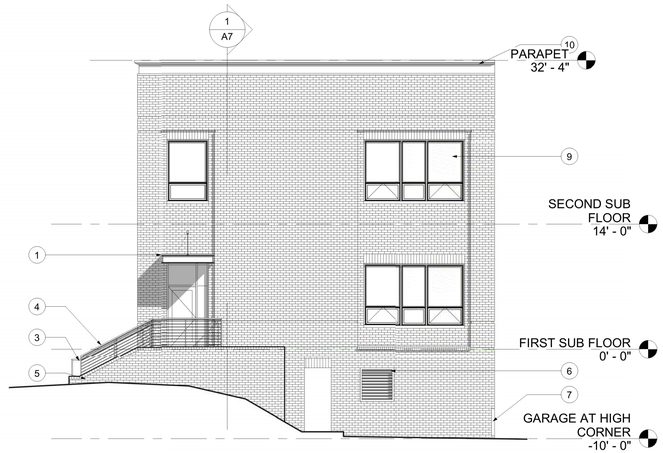
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BMC

FLOOR PLANS
24 APRIL, 2020

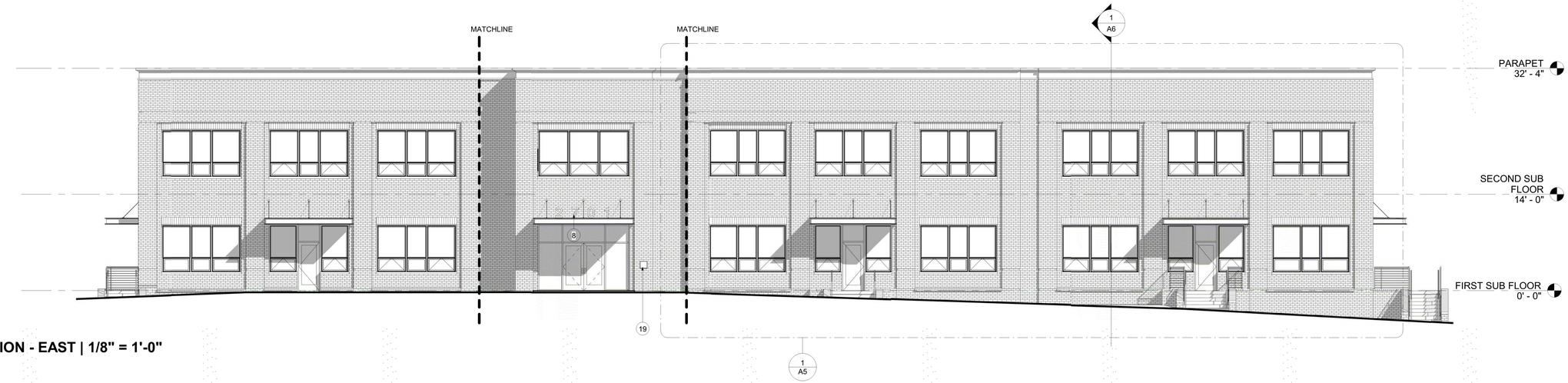
A3



ELEVATION - SOUTH | 1/8" = 1'-0"



ELEVATION - NORTH | 1/8" = 1'-0"



ELEVATION - EAST | 1/8" = 1'-0"

ELEVATION SHEET NOTES

1. PAINTED STEEL CANOPY WITH WOOD SOFFIT AND PAINTED STEEL CHANNELS
2. CONCRETE STEPS AND LANDING
3. PAINTED STEEL HANDRAIL
4. PAINTED STEEL GUARDRAIL
5. BRICK VENEER WALL ON CMU
6. VENTILATION FAN AND LOUVER
7. 36" PAINTED STEEL WALL PROTECTION
8. PAINTED CHANNEL NUMERALS
9. ALUMINUM CLAD WOOD WINDOWS EQUIVALENT TO WINDSOR PINNACLE, TYP. (SEE NOTE A)
10. SHEET METAL COPING, TYP.
11. CAST STONE SILLS
12. BRICK EQUIVALENT TO GENERAL SHALE MESA VERDE, ENGINEERED MODULAR, TYP.
13. CONTROL JOINTS, TYP.
14. *NOT USED*
15. *NOT USED*
16. *NOT USED*
17. *NOT USED*
18. *NOT USED*
19. KNOX BOX
20. *NOT USED*
21. *NOT USED*
22. 1" DEEP BRICK REVEAL
23. SHEET METAL FLASHING

NOTE A: WINDOW GLASS IN THE ENTRANCE CORRIDORS SHOULD MEET THE FOLLOWING CRITERIA: VISIBLE LIGHT TRANSMITTANCE (VLT) SHALL NOT DROP BELOW 40%.
NOTE B: VISIBILITY OF ALL MECHANCIAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

0 8 16 24

thrive architecture
108 south first street
charlottesville, va 22902

HYDRAULIC & GEORGETOWN OFFICE BUILDING
BMC

ELEVATIONS
24 APRIL, 2020

A4



ENLARGED ELEVATION - EAST | 1/4" = 1'-0"

ELEVATION SHEET NOTES

1. PAINTED STEEL CANOPY WITH WOOD SOFFIT AND PAINTED STEEL CHANNELS
2. CONCRETE STEPS AND LANDING
3. PAINTED STEEL HANDRAIL
4. PAINTED STEEL GUARDRAIL
5. BRICK VENEER WALL ON CMU
6. VENTILATION FAN AND LOUVER
7. 36" PAINTED STEEL WALL PROTECTION
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10. SHEET METAL COPING, TYP.
11. CAST STONE SILLS
12. BRICK EQUIVALENT TO GENERAL SHALE MESA VERDE, ENGINEERED MODULAR, TYP.
13. CONTROL JOINTS, TYP.
14. *NOT USED*
15. *NOT USED*
16. *NOT USED*
17. *NOT USED*
18. *NOT USED*
19. KNOX BOX
20. *NOT USED*
21. *NOT USED*
22. 1" DEEP BRICK REVEAL
23. SHEET METAL FLASHING

NOTE A: WINDOW GLASS IN THE ENTRANCE CORRIDORS SHOULD MEET THE FOLLOWING CRITERIA: VISIBLE LIGHT TRANSMITTANCE (VLT) SHALL NOT DROP BELOW 40%.
NOTE B: VISIBILITY OF ALL MECHANCIAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

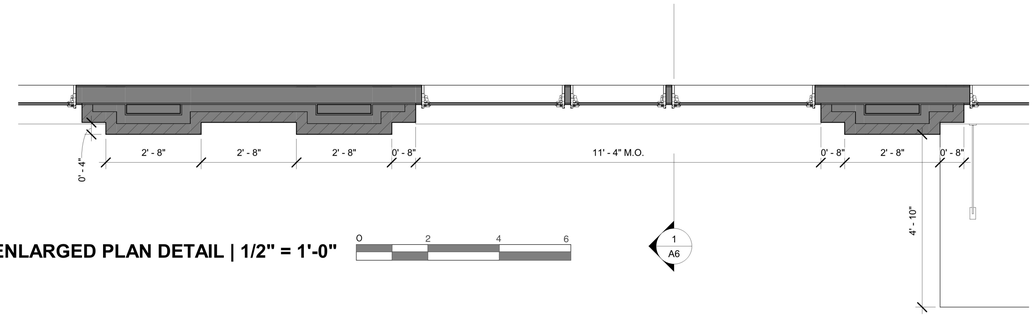
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HYDRAULIC & GEORGETOWN OFFICE BUILDING
BMC

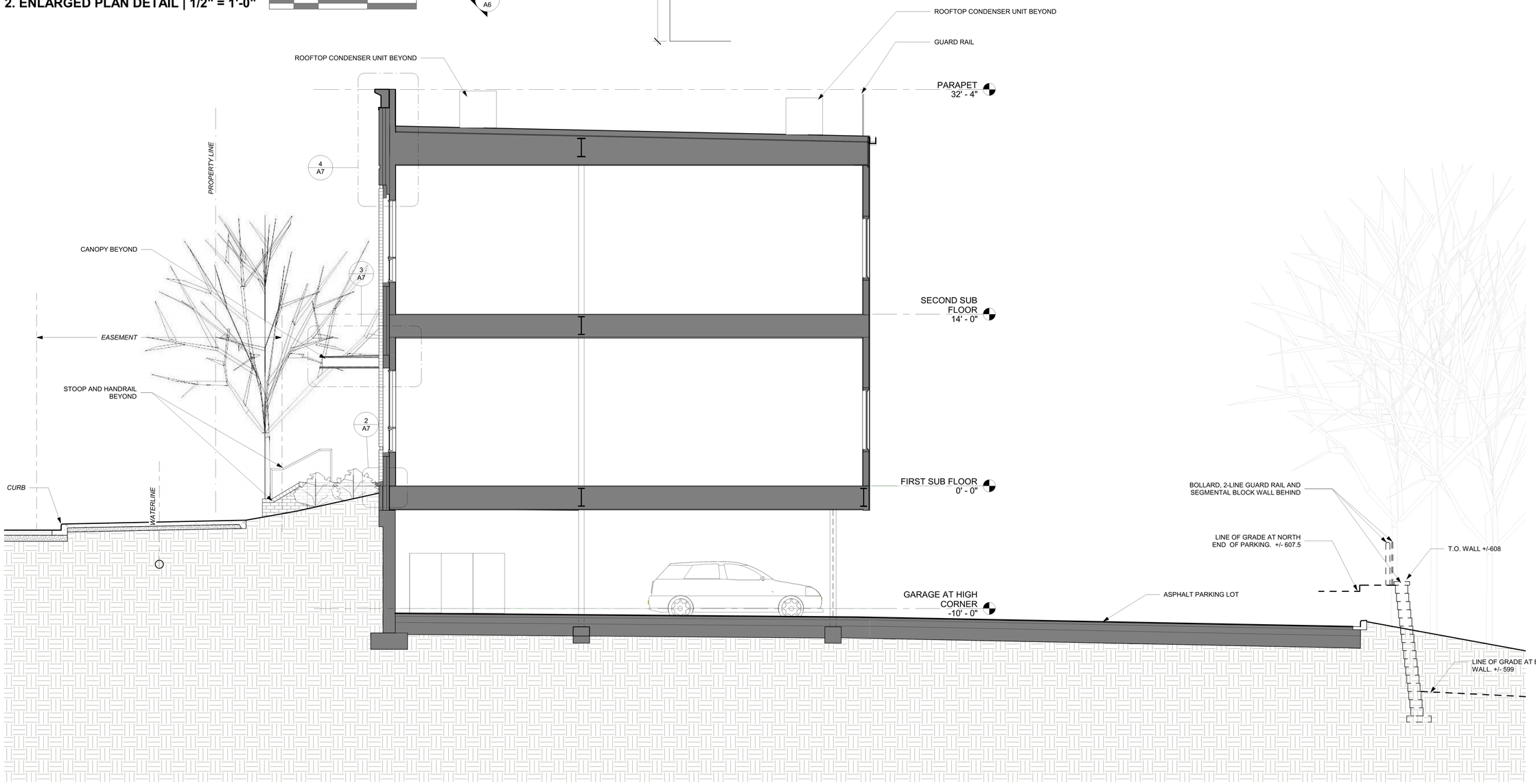
ELEVATIONS
24 APRIL, 2020

A5



2. ENLARGED PLAN DETAIL | 1/2" = 1'-0"

0 2 4 6



1. EAST-WEST SECTION | 1/4" = 1'-0"

0 4 8 12

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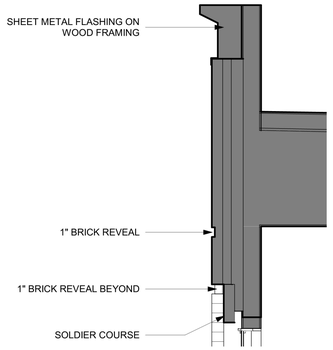
HYDRAULIC & GEORGETOWN OFFICE BUILDING

BMC

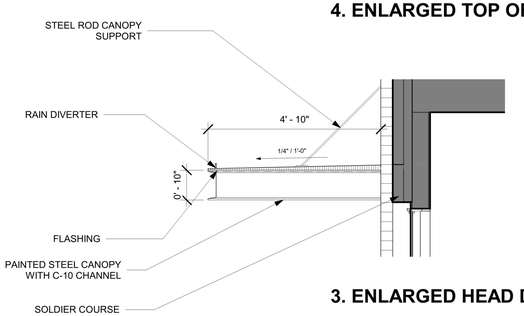
SECTIONS

24 APRIL, 2020

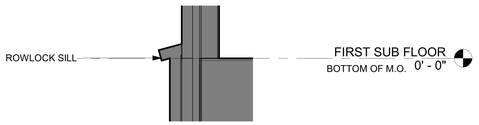
A6



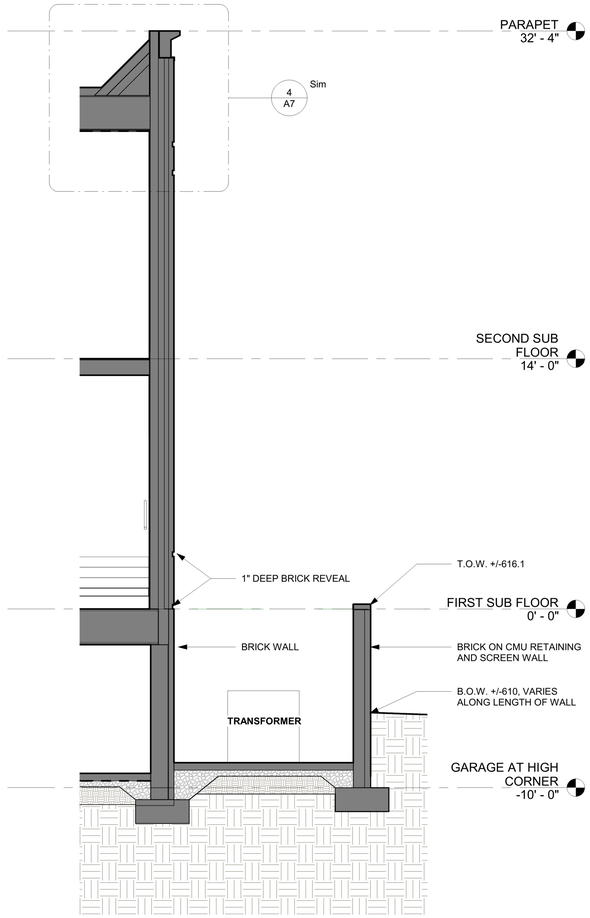
4. ENLARGED TOP OF WALL DETAIL | 1/2" = 1'-0"



3. ENLARGED HEAD DETAIL | 1/2" = 1'-0"



2. ENLARGED SILL DETAIL | 1/2" = 1'-0"



1. N-S WALL SECTION | 1/4" = 1'-0"

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VIEW FROM SOUTH

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charlottesville, va 22902

HYDRAULIC & GEORGETOWN OFFICE BUILDING
BMC

VIEWS
24 APRIL, 2020



VIEW FROM SOUTH

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108 south first street
charlottesville, va 22902



VIEW FROM NORTH

thrive architecture
108 south first street
charlottesville, va 22902

HYDRAULIC & GEORGETOWN OFFICE BUILDING
BMC

VIEWS
24 APRIL, 2020

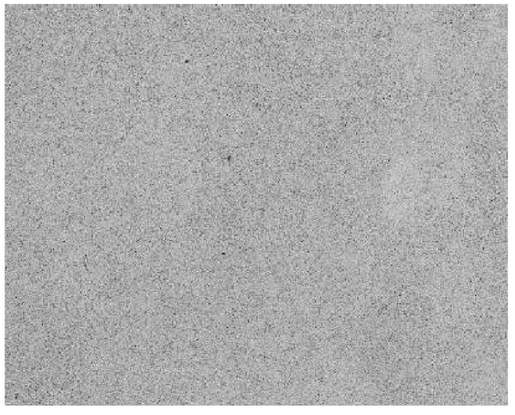


VIEW FROM NORTH

thrive architecture
108 south first street
charlottesville, va 22902



SEGMENTAL BLOCK WALL
(SEE SAMPLES)



PRECAST SILL
(SEE SAMPLES)



PAINTED STEEL, WINDOW CLADDING AND SHEET METAL FLASHING
(SEE SAMPLES)



WINDOW GLASS
(SAMPLE FORTHCOMING)



WOOD SOFFIT
(SEE SAMPLES)



BRICK AND MORTAR
(SEE SAMPLES)

NOTE: SCALE VARIES THROUGHOUT SWATCHES ON SHEET. SEE SAMPLES FOR VERIFICATION.

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HYDRAULIC & GEORGETOWN OFFICE BUILDING

BMC

MATERIALS

24 APRIL, 2020

FINAL SITE PLAN

GEORGETOWN HYDRAULIC

JACK JOUETT MAGISTERIAL DISTRICT

ALBEMARLE COUNTY, VIRGINIA

SDP-2019-00062

THIS PARCEL IS SUBJECT TO ZMA2006-14 WITH ASSOCIATED PROFFERS AND CODE DEVELOPMENT.

SITE DATA

OWNER:	CKW 2, LLC 1747 EARLYSVILLE ROAD CHARLOTTESVILLE, VA 22901
DEVELOPER:	BMC HOLDINGS GROUP LLC 400 LOCUST AVE, SUITE 3 CHARLOTTESVILLE, VA 22902
PLAN PREPARER:	ROUDABUSH, GALE, & ASSOCIATES 172 SOUTH PANTOPS DRIVE CHARLOTTESVILLE, VA. 22911 (434)-977-8121
TAX MAP PARCEL No:	060F0-00-00-00300
PARCEL AREA:	1.05 ACRES
ZONING:	NEIGHBORHOOD MODEL DISTRICT. PARCEL IS SUBJECT TO ZMA2006-14 WITH ASSOCIATED PROFFERS AND CODE OF DEVELOPMENT; AIRPORT OVERLAY AND ENTRANCE CORRIDOR OVERLAY DISTRICTS
PROPOSED USE:	PROFESSIONAL OFFICES
BUILDING AREA:	16,815 GROSS SF, MAXIMUM ALLOWED 14,289 GROSS SF, PROPOSED (INCL. PARKING LEVEL)
BUILDING HEIGHT ALLOWED:	2 STORIES: 50' MEASURED FROM FRONT FACADE 3 STORIES: 60' MEASURED AT THE BACK TO INCLUDE BASEMENT
BUILDING HEIGHT PROPOSED:	FRONT 32' MEASURED FROM FINISHED FLOOR TO PARAPET
PARKING SETBACK:	10' MINIMUM
BUILDING SETBACKS: (MINIMUM)	(IN ACCORDANCE WITH THE GENERAL DEVELOPMENT PLAN) FRONT SETBACKS FROM BUILDING CORNERS: 9.63' & 13.47' FRONT SETBACKS FROM CENTER OF BUILDING: 15.22' & 21.85' BUILDING SETBACKS FROM THE RA ZONING: 47.50'
AREA SUMMARIES:	TOTAL BUILDING COVERAGE = 6,765 SF (15%) TOTAL IMPERVIOUS COVERAGE (INCL BUILDING) = 20,765 SF (45%) TOTAL OPEN SPACE = 24,973 SF (55%)
MAGISTERIAL DISTRICT:	JACK JOUETT MAGISTERIAL DISTRICT
WATERSHED:	IVY CREEK (A WATER SUPPLY PROTECTION AREA)
BOUNDARY SOURCE:	SUBDIVISION PLAT, LOT I, "GEORGETOWN GREEN" PREPARED BY W.S. ROUDABUSH, DATED JUNE 20, 1967, RECORDED AT DB 440 PG 93.
TOPOGRAPHY:	TAKEN FROM GENERAL DEVELOPMENT PLAN BY DOMINION DEVELOPMENT RESOURCES, LLC (2006); TREE SURVEY BY ROUDABUSH, GALE & ASSOCIATES, JANUARY 2019; WATERLINE LOCATION CHECK BY ROUDABUSH, GALE & ASSOCIATES, SEPTEMBER 2019.
BENCHMARK:	TRAFFIC BOX 614.79. TAKEN FROM GENERAL DEVELOPMENT PLAN BY DOMINION DEVELOPMENT RESOURCES, LLC (2006)
DATUM:	HORZ.: NAVD 88 VERT.: NAD83
FLOODPLAIN:	THIS PROJECT IS LOCATED WITHIN "ZONE X" AS SHOWN ON FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NUMBER 510003C 0279 D. EFFECTIVE DATE: FEBRUARY 4. 2005.
PARKING REQUIRED:	PER GENERAL DEVELOPMENT PLAN, 1 SPACE PER 200 SF NET LEASABLE AREA = 9,376/200 = 47 SPACES
PARKING PROVIDED:	50 PARKING SPACES TOTAL 2 ADA VAN ACCESSIBLE SPACES** *3 SPACES RESERVED FOR TMP 60F-1 PER DB 1591 PG 160 **ACCESSIBLE PARKING SPACES AND ACCESS ISLES SHALL NOT HAVE A SURFACE SLOPE GREATER THAN 1:48. ACCESS ISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACE THEY SERVE
RETAINING WALLS:	RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE AN STAMPED ENGINEERED DESIGN. PLEASE SEE RETAINING WALL DESIGN BY OTHERS UNDER SEPARATE COVER.
LANDSCAPING:	SEE LANDSCAPING PLAN SHEET
LIGHTING:	EACH OUTDOOR LUMINARIES EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE INITIAL LUMENS SHALL BE A FULL CUTOFF LUMINARIES AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND FROM ADJACENT ROADS.
AMENITY AREA	REQUIRED - 5,227 SF (11.0%) PROVIDED - 17,785 SF (38.9%)

NO EVIDENCE OF A BURIAL SITE WAS FOUND ON SUBJECT PARCEL.

NO STREAM BUFFER(S) ARE PRESENT ON THE SUBJECT PARCEL.

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.

THE SUBJECT PROPERTY IS LOCATED WITHIN THE JURISDICTIONAL AREA FOR PUBLIC WATER AND SEWER.

GENERAL CONSTRUCTION NOTES

PLAN NOTES

1. THE OWNER WILL DESIGNATE A PROJECT MANAGER TO ACT AS OWNER'S REPRESENTATIVE DURING THIS PROJECT. CONTRACTOR SHALL REPORT DIRECTLY TO THIS PROJECT MANAGER UNLESS OTHERWISE DIRECTED.
2. THE DESIGNER HAS CONDUCTED NO STUDIES DESIGNED TO DISCOVER THE PRESENCE OF ANY HAZARDOUS SUBSTANCES ON THIS PROPERTY AND ASSUMES NO RESPONSIBILITY OR LIABILITY RESULTING FROM THE PRESENCE ON ANY SUCH SUBSTANCE.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR THIS WORK AND PAY ALL ASSOCIATED FEES. THIS INCLUDES ALL NECESSARY PERMITS, INSPECTIONS, BONDS, AND OTHER APPROVAL RELATED ITEMS IN ACCORDANCE WITH THESE PLANS AS WELL AS LOCAL, STATE, AND FEDERAL POLICIES.
4. PAVED OR RIP RAP DITCH MAY BE REQUIRED WHEN, IN THE OPINION OF THE RESIDENT ENGINEER OR HIS DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
5. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, AND SHALL BE PROVIDED BY THE CONTRACTOR.
6. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).
7. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE VDOT ROAD AND BRIDGE STANDARDS (LATEST EDITION) AND THE VDOT ROAD AND BRIDGE SPECIFICATIONS (LATEST EDITION).

EARTHWORK, DRAINAGE, & SITE CONDITIONS

1. EXCEPT AS OTHERWISE SHOWN ON THE PLANS, ALL CUTS AND FILLS SHALL MATCH EXISTING SLOPES OR BE NO GREATER THAN 2:1.
2. UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS, ALL FILL MATERIALS SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 METHOD A, WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE, FOR THE FULL WIDTH AND DEPTH OF THE FILL.
3. ALL GRADING AND IMPROVEMENTS TO BE CONFINED TO THE PROJECT AREA UNLESS OTHERWISE INDICATED.
4. ALL MATERIALS AND INSTALLATION DETAILS SHALL CONFORM TO APPLICABLE LOCAL ORDINANCES AND VDOT ROAD & BRIDGE STANDARDS (LATEST EDITION) UNLESS OTHERWISE STATED WITHIN THE PLANS..
5. ANY UNUSUAL OR UNANTICIPATED SUBSURFACE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND LOCATIONS PRIOR TO BEGINNING WORK, AND IMMEDIATELY NOTIFY THE PROJECT MANAGER IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN SUCH CONDITIONS AND THOSE SHOWN ON THE PLANS AND SPECIFICATIONS.
7. IN THE EVENT THAT GRADING AS SHOWN ON THE PLANS IS NOT FEASIBLE, CONTRACTOR SHALL ADVISE THE PROJECT MANAGER AND ENGINEER BEFORE FINAL GRADING COMPLETION FOR ADVICE AND CONSENT.

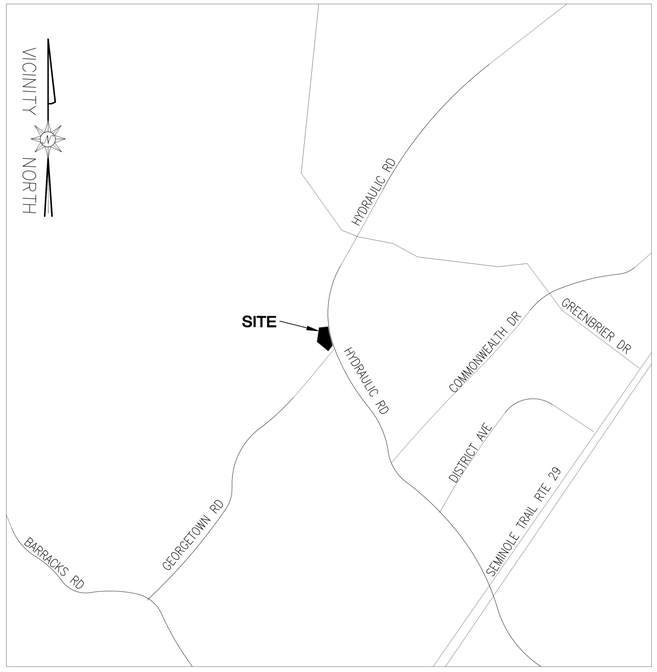
UTILITES & DRAINAGE SYSTEMS

UTILITIES

1. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY AND REPAIRED AT CONTRACTOR'S EXPENSE.
2. THESE PLANS DO NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF UTILITIES. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OR THE NON-EXISTENCE OF UTILITIES. AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION, CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7001) AND/OR THE RESPECTIVE UTILITY COMPANIES FOR GAS, WATER, SEWER, POWER, PHONE AND CABLE. CONTRACTOR SHALL TIMELY ARRANGE TO HAVE THE VARIOUS UTILITIES LOCATED, AND TO HAVE THEM REMOVED OR RELOCATED, OR TO DETERMINE THE METHOD OF PROTECTION ACCEPTABLE TO THE RESPECTIVE OWNER, IF THE METHOD OF PROTECTION IS NOT OTHERWISE SPECIFIED. CONTRACTOR SHALL CONDUCT ITS WORK IN THE VICINITY OF EXISTING UTILITIES IN ACCORDANCE WITH THE RESPECTIVE UTILITY'S RULES AND REGULATIONS. ANY COST INCURRED FOR REMOVING, RELOCATING OR PROTECTING UTILITIES SHALL BE BORNE BY CONTRACTOR UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL EXCAVATE TO LOCATE BURIED UTILITIES FAR ENOUGH IN ADVANCE OF ITS WORK TO ALLOW FOR HORIZONTAL AND /OR VERTICAL ADJUSTMENTS TO ITS WORK AND/OR THE UTILITIES. NO ADJUSTMENT IN COMPENSATION OR SCHEDULE WILL BE ALLOWED FOR DELAYS RESULTING FROM CONTRACTOR'S FAILURE TO CONTACT AND COORDINATE WITH UTILITIES.
3. WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM DAMAGE DUE TO THE WORK. ALL METHODS FOR SUPPORTING AND MAINTAINING THE EXISTING UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY COMPANY AND/OR THE ENGINEER. CONTRACTOR SHALL EXERCISE CARE TO INSURE THAT THE GRADE AND ALIGNMENT OF EXISTING UTILITIES ARE MAINTAINED AND THAT NO JOINTS OR CONNECTIONS ARE DISPLACED. BACKFILL SHALL BE CAREFULLY PLACED AND COMPACTED TO PREVENT FUTURE DAMAGE OR SETTLEMENT TO EXISTING UTILITIES. ANY UTILITIES REMOVED AS PART OF THE WORK, AND NOT INDICATED TO BE REMOVED OR ABANDONED, SHALL BE RESTORED USING MATERIALS AND INSTALLATION EQUAL TO THE UTILITY'S STANDARDS.
4. CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS AND THE PROJECT MANAGER PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM AND SHALL ONLY OCCUR WITH THE KNOWLEDGE AND PERMISSION OF THE SERVICE'S OWNER OR AUTHORITY.
5. THE ADJUSTMENT OF ALL MANHOLE TOPS, WATER VALVE BOXES, GAS VALVE BOXES AND WATER METER BOXES SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
6. ALL WATER METER, VALVES AND FIRE HYDRANT ADJUSTMENTS/RELOCATIONS SHALL BE PERFORMED BY THE CONTRACTOR. CONTRACTOR SHALL KEEP A "REDLINE" SET OF PLANS DOCUMENTING ALL SUCH AS-BUILT REVISIONS.
7. ALL WATER LINES, SEWER LINES, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.

DRAINAGE SYSTEMS

1. CONTRACTOR SHALL EXERCISE CARE, ESPECIALLY AT INTERSECTIONS AND GUTTER LINES, TO PROVIDE POSITIVE DRAINAGE. ANY AREAS WHERE WATER IS IMPOUNDED SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST. POSITIVE DRAINAGE OF ALL ROADWAY AREAS TO THE STORM DRAIN INLETS OR OTHER ACCEPTABLE DRAINAGE CHANNELS AS NOTED ON THE PLANS IS REQUIRED.
2. CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES, DRAINAGE STRUCTURES, CULVERTS AND FLOWS AT ALL TIMES DURING THE WORK. CONTRACTOR SHALL PAY FOR ALL PERSONAL INJURY AND PROPERTY DAMAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN ADEQUATE DRAINAGE.
3. ALL PIPES, DI'S AND OTHER STRUCTURES SHALL BE INSPECTED BY THE PROJECT MANAGER BEFORE BEING BACKFILLED OR BURIED. THE PROJECT MANAGER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO UNCOVER AND RE-COVER SUCH STRUCTURES IF THEY HAVE BEEN BACKFILLED OR BURIED WITHOUT SUCH INSPECTION.
4. ALL CATCH BASINS ENCOMPASSED WITHIN NEW CONSTRUCTION SHALL BE CONVERTED TO DROP INLETS.
5. REMOVED PIPE SHALL BE THE PROPERTY OF CONTRACTOR UNLESS NEGOTIATED OTHERWISE BEFORE PROJECT BIDDING; AND IF NOT SALVAGED FOR RE-USE, SHALL BE DISPOSED OF LAWFULLY.
6. ALL STORM SEWER PIPE AND DROP INLETS SHALL BE CLEARED OF DEBRIS AND ERODED MATERIAL PRIOR TO FINAL ACCEPTANCE.
7. ALL STORM SEWER PIPE JOINTS SHALL BE SEATED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
8. ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT BLOCKED OR DISRUPTED FROM THEIR PRE-CONSTRUCTION DRAINAGE PATTERNS SHALL BE SHORTENED, EXTENDED OR OTHERWISE ROUTED USING MATERIALS APPROVED BY THE ENGINEER, AND IN SUCH A WAY THAT THE NEW DRAINAGE PATTERNS ARE ACCEPTABLE TO ENGINEER AND THE PROJECT MANAGER.
9. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.



VICINITY MAP

SCALE: 1"=1000 FEET

SHEET INDEX

SHEET 1 ---------- COVER SHEET
SHEET 2 ---------- EXISTING CONDITIONS & DEMOLITION PLAN
SHEET 3 ---------- SITE LAYOUT PLAN
SHEET 4 ---------- UTILITY PLAN
SHEET 5 ---------- GRADING PLAN
SHEET 6 ---------- SIGHT DISTANCE PLAN & PROFILES
SHEET 7 ---------- TRAFFIC CALCULATIONS & DETAILS
SHEET 8 ---------- TRAFFIC CONTROL PLAN
SHEET 9 ---------- LANDSCAPE PLAN, NOTES AND DETAILS
SHEET 10 -------- PHOTOMETRIC PLAN & DETAILS
SHEET 11 -------- PHOTOMETRIC PLAN & DETAILS
SHEET 12 -------- CONSTRUCTION DETAILS

LEGEND

EXISTING INTERMEDIATE CONTOUR	332
EXISTING INDEX CONTOUR	300
PROPOSED CONTOUR	20
EXISTING EDGE OF PAVEMENT	EX. EP
PROPOSED EDGE OF PAVEMENT	EP
EXISTING CURB AND GUTTER	EX. C&G
PROPOSED CURB AND GUTTER	CG-6
TRANSITION FROM CG-6 ROLL-TOP	CG-6 ROLL-TOP
EXISTING STORM SEWER	EX. 15" RCP
PROPOSED STORM SEWER	15" RCP
EXISTING SANITARY SEWER	S
PROPOSED SANITARY SEWER	S
PROPERTY LINE	
EASEMENT LINE	
CENTERLINE	
LIMITS OF CLEARING AND/OR GRADING	
EXISTING SPOT ELEVATION	+12.0
PROPOSED SPOT ELEVATION	+12.0
EXISTING TREE DRIP LINE	
EXISTING TREE	
PROPOSED TREE	OAK

EXISTING WATERLINE	
PROPOSED WATERLINE	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
EXISTING WATER VALVE	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
EXISTING REDUCER	
PROPOSED REDUCER	
HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD. VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	12
BENCHMARK	
VEHICLES PER DAY COUNT	1,234 VPD
PROPOSED STREET NAME SIGN	
EXISTING SIGN	
PROPOSED SIGN	
SANITARY MANHOLE IDENTIFIER	12
STORM DRAIN STRUCTURE IDENTIFIER	18

APPROVALS

DEPARTMENT OF COMMUNITY DEVELOPMENT		DATE
PLANNING / ZONING		
ENGINEERING		
INSPECTIONS		
ARCHITECTURAL REVIEW BOARD		
DEPARTMENT OF FIRE RESCUE		
ALBEMARLE COUNTY SERVICE AUTHORITY		
VA. DEPARTMENT OF TRANSPORTATION		

CONTRACTOR'S RECORD DRAWING CERTIFICATION STATEMENT:

(SEE SHEET 8 FOR RECORD DRAWING REQUIREMENTS)

THIS HAND MARKED SET OF DRAWINGS HAS BEEN "REDLINED" TO PROVIDE AN ACCURATE DETAILED RECORD OF ANY SUBSTANTIVE CHANGES TO THE APPROVED DESIGN DRAWINGS. ANY ITEMS NOT "REDLINED" ON THIS PLAN SET OR SUBSEQUENT PAGES SHOULD BE CONSIDERED TO BE "CONSTRUCTED IN ACCORDANCE WITH THE DESIGN AS SHOWN".

_____

NAME, TITLE *DATE*

FOR: _____ *(CONTRACTOR)*

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS

NO.	DATE	DESCRIPTION
1.	04/22/20	COUNTY COMMENTS

Jimmy L. Taggart
Lic. No. 22841
10/25/2019
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

FINAL SITE PLAN
GEORGETOWN HYDRAULIC
TAX MAP 60F PARCEL 3
COUNTY OF ALBEMARLE, VIRGINIA
COVER SHEET

DATE:	10-25-2019
SCALE:	NA
JOB:	19.0125
SDP-2019-00062	

SHEET: 1 OF 12

Original Proffer X
Amendment

PROFFER FORM

Date of Proffer Signature: 03-18-2008
ZMA: # 06-014
Tax Map and Parcel Number: 60F-3
1.051 Acres to be rezoned from C-1 to NMD
Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the owner, or its duly authorized agent, hereby voluntarily proffers the conditions listed below which shall be applied to the property, if rezoned with the offered plans approved for development. These conditions are proffered as a part of the requested rezoning and it is acknowledged that the conditions are reasonable.

1. The Owner shall install a permanent 5-bike bicycle rack as shown on the revised plan entitled, "General Development Plan page 2 of 4", dated 1-19-07 and last revised 2-25-08, hereinafter referred to as the "Plan". Installation of the bicycle rack shall be completed prior to the issuance of the certificate of occupancy for the building to be erected on the property.

2. The Owner shall construct one bus shelter as shown on the Plan with the dimensions as follows: nine foot (9') - wide shelter with six foot (6') all metal bench with back. Construction of the bus shelter shall be completed prior to the issuance of the certificate of occupancy for the building to be erected on the property. If VDOT and the County transportation planner do not determine the location of the bus shelter prior to final site plan approval, then upon the subsequent determination of the shelter location by VDOT and the County transportation planner, and upon written request by the County, the Owner shall construct the shelter and metal bench in the selected location at its sole expense, but not to exceed seven thousand eight hundred dollars ($7,800). The Owner shall complete construction of the shelter and bench within 90 days after the date of the written request by the County.

3. Each building to be constructed on the property shall be rated a minimum of "Certified" (or demonstrated to the County's Director of Community Development's satisfaction to be eligible to receive such certification) under the LEED-NC Green Building Rating System for New Construction and Major Renovations, Version 2.2 (October 2005) or the LEED Green Building Rating System for Core & Shell Development, Version 2.0 (July 2006), as applicable (collectively, the "LEED Compliant Commercial Space"). Prior to issuance of the building permit for any proposed LEED compliant space, the Owner shall provide to the County Director of Community Development a certification from a LEED certified architect that such space, if constructed in accordance with the building plans, is designed to achieve the minimum "Certified" rating under LEED provided in this Proffer 3. Before the Owner requests a certificate of occupancy for any building for which a LEED certified architect rendered such a certificate, the Owner shall submit to the County's Director of Community Development a written statement from the architect that the building was built to the plans on which the opinion was based. For each building containing LEED compliant space, the Owner shall provide a copy of the LEED certification to the County's Director of Community Development within one (1) year after the date the certificate of occupancy was issued for that building.

4. The preliminary and final site plan shall delineate the Conservation and Preservation Areas on the property. The Owner shall replace trees that must be removed in Conservation Areas. Replacement shall be two (2) trees of similar species or quality for each removed or destroyed tree. All tree replacement shall be in accord with the final landscape plan for the final site plan for the Property. The Owner's obligation to replace trees within the Conservation Areas shall be completed within the following planting season. The trees to be replaced must be in excess of 12" dbh and shall be replaced with trees of the same or a similar species or quality of not less than 2.5" dbh, as determined by the County's Director of Community Development.

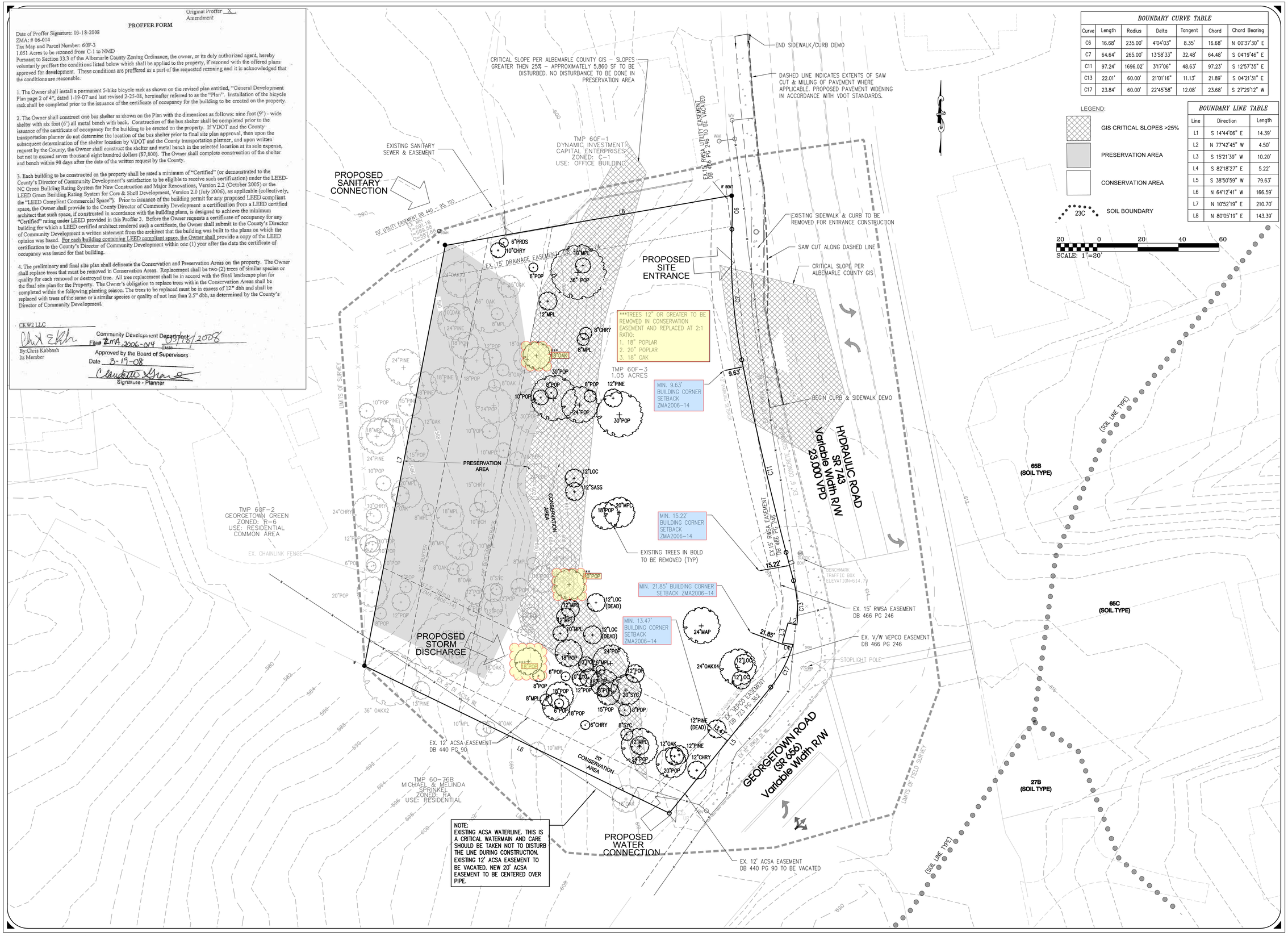
CKW2 LLC

By: Chris Kabbash
Its Member

Community Development Department
File# ZMA 2006-014 03/18/2008
Date

Approved by the Board of Supervisors
Date 3-19-08

Signature - Planner



BOUNDARY CURVE TABLE

Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C6	16.68'	235.00'	4°04'03"	8.35'	16.68'	N 00°37'30" E
C7	64.64'	265.00'	13°58'33"	32.48'	64.48'	S 04°19'46" E
C11	97.24'	1696.02'	3°17'06"	48.63'	97.23'	S 12°57'35" E
C13	22.01'	60.00'	21°01'16"	11.13'	21.89'	S 04°21'31" E
C17	23.84'	60.00'	22°45'58"	12.08'	23.68'	S 27°29'12" W

BOUNDARY LINE TABLE

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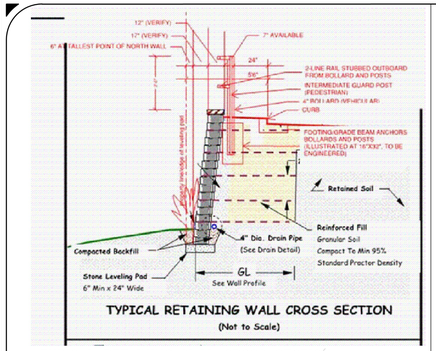
REVISIONS

NO.	DATE	DESCRIPTION
1.	04/22/20	COUNTY COMMENTS

COMMONWEALTH OF VIRGINIA
Jimmy L. Taggart
Lic. No. 22841
04/22/2020
PROFESSIONAL ENGINEER

FINAL SITE PLAN
GEORGETOWN HYDRAULIC
TAX MAP 60F PARCEL 3
COUNTY OF ALBEMARLE, VIRGINIA
EXISTING CONDITIONS & DEMOLITION PLAN

DATE:	10-25-2019
SCALE:	1":20'
JOB:	19.0125
SDP-2019-00062	
SHEET:	2 OF 12



TYPICAL RETAINING WALL CROSS SECTION

NOT TO SCALE
SEE RETAINING WALL DESIGN PLANS, BY OTHERS, UNDER SEPARATE COVER FOR ADDITIONAL DETAILS

CRITICAL SLOPE PER ALBEMARLE COUNTY GIS – SLOPES GREATER THEN 25% – APPROXIMATELY 5860 SF TO BE DISTURBED. NO DISTURBANCE TO BE DONE IN PRESERVATION AREA

RETAINING WALL 10' MAXIMUM HEIGHT. SEE RETAINING WALL PLAN UNDER SEPARATE COVER, BY OTHERS. SEE NOTE 4 THIS SHEET. RAILING LENGTH APPROX. 56'. POST EVERY 7'

TMP 60F-1
DYNAMIC INVESTMENT CAPITAL ENTERPRISES
ZONED: C-1
USE: OFFICE BUILDING

8' SIDEWALK PROPOSED ALONG THE LENGTH OF THE PROPOSED 80' TAPER LANE

CONNECT TO EXISTING CURB

80' PROPOSED RIGHT TURN TAPER

PROP. 8' CONC. SW

SEE SHEET 2 DEMO PLAN FOR EXTENTS OF SAW CUT & MILLING OF PAVEMENT. PROPOSED PAVEMENT WIDENING IN ACCORDANCE WITH VDOT STANDARDS.

MANHOLE TO BE LOWERED TO PROP. GRADE ADD TRAFFIC RATED COVER

2' OFFSET FROM TRAVEL LANE

PAINT

CG-3

RIGHT-IN/RIGHT-OUT ENTRANCE MEDIAN

(3) PARKING SPOTS FOR TMP60F-1

CG-6

CG-2

CG-4

2' OVERHANG

16' WIDTH OVERHANG

24'

9'x20'

9'x16' (TYP)

9'x18' (TYP)

TMP 60F-3
1.05 ACRES

FH

FDC

MINIMUM 9.63' BUILD-TO CORNER SETBACK PER ZMA2006-14

CONNECT TO EXISTING CURB

PAINTED STRIPING UNDER BUILDING

2' OVERHANG PROVIDED

PRESERVATION AREA

BENCH

BUILDING COLUMNS (TYP)

PROPOSED 3-STORY BUILDING FFE=615.8 BFE=605.8

TRASH CONTAINERS

(5) BICYCLE RACK

HYDRAULIC ROAD
SR 743
Variable Width R/W
23,000 VPD

ADD 9' CONC. SIDEWALK

(2) PICNIC TABLES

BUILDING FACE

12" ASSUMED INSIDE FOOTER

MINIMUM 15.22' BUILDING CORNER SETBACK PER ZMA2006-14

STAMPED CONCRETE

BENCHMARK TRAFFIC BOX ELEVATION=614.79

MINIMUM 21.85' BUILDING CORNER SETBACK ZMA 2006-14

STOPLIGHT POLE

NEW 20' RWSA EASEMENT

10' MIN. PARKING SETBACK

EX. VEPCO EASEMENT DB 723 PG 362

NEW 20' ACSA EASEMENT

LIGHT POLE (TYP)

20' ACCESS EASEMENT

12'x25' LOADING SPACE

87.3'

80.0'

23.6'

20' CONSERVATION AREA

MINIMUM 13.47' BUILDING CORNER SETBACK PER ZMA 2006-14

ACCESS WALK TO INTERNAL STAIRWELL

GEORGETOWN ROAD
(SR 656)
Variable Width R/W

233.79' TO GEORGETOWN ROAD

RETAINING WALL 6' MAXIMUM HEIGHT. SEE RETAINING WALL PLAN UNDER SEPARATE COVER, BY OTHERS. SEE NOTE 4 THIS SHEET.

TMP 60-76B
MICHAEL & MELINDA SPRINKEL
ZONED: RA
USE: RESIDENTIAL

TMP 60F-2
GEORGETOWN GREEN
ZONED: R-6
USE: RESIDENTIAL
COMMON AREA

EX. CHAINLINK FENCE

LIMITS OF SURVEY

20' BUFFER

50' BUILDING SETBACK

25' BUILD TO (ZMA 2006-14)

EX. UTILITY EASEMENT DB 440 - PG 103

EX. DRAINAGE EASEMENT DB 440 - PG 103

EX MH
I=591.18
I=589.98
D=18"
DSMH

IF RENT

BOUNDARY CURVE TABLE						
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LEGEND:

GIS CRITICAL SLOPES >25%

PRESERVATION AREA

CONSERVATION AREA

BOUNDARY LINE TABLE		
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20 0 20 40 60
SCALE: 1"=20'

NOTES:
1. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
2. PROPOSED SITE ENTRANCE TO BE RIGHT-IN & RIGHT-OUT ONLY
3. RETAINING WALL DESIGN TO BE SUBMITTED UNDER SEPARATE COVER, BY OTHERS.
4. ALL RETAINING WALLS OVER 30 INCHES TALL WILL HAVE PEDESTRIAN SAFTEY RAILS AND/OR VEHICLE STOPS WHERE APPLICABLE.
5. CONTRACTOR IS TO CONTACT ACSA 3 DAYS PRIOR TO TYING SEWER MANHOLE, TO SCHEDULE AN INSPECTOR ON SITE.
6. EXISTING ACSA WATERLINE IS A CRITICAL WATERMAIN AND CARE SHOULD BE TAKEN NOT TO DISTURB THE LINE DURING CONSTRUCTION. EXISTING 12' ACSA EASEMENT TO BE VACATED. NEW 20' ACSA EASEMENT TO BE CENTERED OVER PIPE.
6. THE ENTIRE TRAVEL WAY ON THE PROPERTY IS DESIGNATED AS A FIRE LANE.
7. A KNOX BOX WILL BE PROVIDED – LOCATION TO BE APPROVED BY THE FIRE CODE OFFICIAL.
8. THE 6-INCH BUILDING COLUMNS IN THE PARKING AREA UNDER THE BUILDING ARE SHOWN. THEY WILL BE LOCATED BETWEEN THE PARKING BAYS. THEY ARE DEPICTED WITH A CIRCLE THAT IS NOT TO SCALE FOR ILLUSTRATIVE PURPOSES. PLEASE SEE ARCHITECTURAL DRAWINGS, SUBMITTED BY OTHERS, FOR MORE DETAIL.

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REVISIONS

NO.	DATE	DESCRIPTION
1.	04/22/20	COUNTY COMMENTS

COMMONWEALTH OF VIRGINIA
Jimmy L. Taggart
Lic. No. 22841
04/22/2020
PROFESSIONAL ENGINEER

FINAL SITE PLAN
GEORGETOWN HYDRAULIC
TAX MAP 60F PARCEL 3
COUNTY OF ALBEMARLE, VIRGINIA

SITE LAYOUT PLAN

DATE: 10-25-2019
SCALE: 1"=20'
JOB: 19.0125
SDP-2019-00062

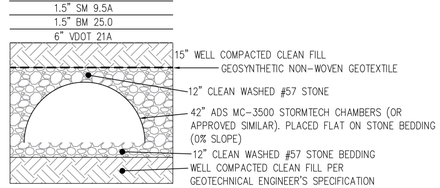
SHEET: 3 OF 12

Rivanna Water & Sewer Authority (RWSA)
General Water & Sanitary Sewer Notes
Last Revised: April 2016

1. All materials and methods of construction shall comply with the latest version of the General Water and Sewer Design and Construction Standards – Version 1.0, adopted in December 2015, except as modified below or modified in special notes.
2. RWSA shall approve all construction materials and methods of construction. A preconstruction conference shall be held with RWSA prior to the start of any work.
3. The contractor shall be responsible for notifying Miss Utility (1-800-552-7001).
4. RWSA Engineer (Victoria Fort at (434) 977-2970 ext. 205) 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 required 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.

TYPICAL SECTION OF UNDERGROUND DETENTION SYSTEM

NOT TO SCALE. SEE VSMP FOR MORE DETAILS



BOUNDARY CURVE TABLE						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
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GIS CRITICAL SLOPES >25%

PRESERVATION AREA

CONSERVATION AREA

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Project	Hydraulic Office Building
Occupancy	B Business
Occupants	100 gross
WC-male	1 per 25 for first 50; 1 per 50 for remainder
WC-female	same
Lavatories-male	1 per 40 for first 80; 1 per 80 for remainder
Lavatories-female	same
Tubs/Showers	n/a
DF	1 per 100
Service Sink	1 per building

						Code-Required Fixtures							Discretionary Fixtures				
						Toilets		Lavs		Showers	DF	Bldg Serv Sink	Toilets	Lavs	Showers	Suite Serv Sink	Other Sinks
	SF	Tenant	Occupants	M	F	M	F	M	F								
2A	1733	endodontist	18	9	9	1	1	1	1	0	0	0	1	1	0	1	6
2B	1598	dentist	16	8	8	1	1	1	1	0	0	0	1	1	0	1	2
2C	1691	prosthodontist	17	9	9	1	1	1	1	0	0	0	0	0	0	1	2
3A	1733	PT	18	9	9	1	1	1	1	0	0	0	0	0	0	1	2
3B	1647	dentist	17	9	9	1	1	1	1	0	0	0	0	0	0	1	2
3C	1462	other	15	8	8	1	1	1	1	0	0	0	0	0	0	1	1
Common	n/a		2								2	1					
Subtotals			**103**			**6**	**6**	**6**	**6**	**0**	**2**	**1**	**2**	**2**	**0**	**6**	**15**
Total Estimated Fixtures																	**52**

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REVISIONS

NO.	DATE	DESCRIPTION
1.	04/22/20	COUNTY COMMENTS

Jimmy L. Taggart
Lic. No. 22841
04/22/2020

FINAL SITE PLAN
GEORGETOWN HYDRAULIC
TAX MAP 60F PARCEL 3
COUNTY OF ALBEMARLE, VIRGINIA
UTILITY PLAN

DATE: 10-25-2019
SCALE: 1"=20'
JOB: 19.0125
SDP-2019-00062

SHEET: 4 OF 12

CONTRACTOR RESPONSIBILITIES REGARDING ADA COMPLIANCE:

CONTRACTORS SHALL PERFORM WITH REQUIRED CARE AND PRECISION IN CONSTRUCTION OF ADA (ACCESSIBLE) COMPONENTS AND ACCESSIBLE ROUTES WITHIN THE SITE. THESE CONSTRUCTED PRODUCTS, AS THE CONTRACTOR LEAVES THEM, MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA AND/OR STATE ARCHITECTURAL ACCESS BOARD STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, INCLUDING REVISIONS OR UPDATES. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE(S) FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE OR EXIT, MUST COMPLY WITH THESE ADA OR ACCESS BOARD CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

1. HANDICAP PARKING SPACES AND PARKING AISLES – SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
2. RAMPS (CONCRETE OR OTHERWISE) – SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
3. LANDINGS – MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
4. ACCESSIBLE ROUTE PATH OF TRAVEL – MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (ENCROACHMENTS SUCH AS CAR OVERHANGS OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) FOLLOWING THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.08%) FOR CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), RAMP SPECIFICATIONS (ABOVE) MUST BE ADHERED TO. MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. RAMPS MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.08%) FOR POSITIVE DRAINAGE.
5. DOORWAYS ALONG ACCESSIBLE ROUTES – MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.08%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICCANSI A117.1–2003 AND OTHER REFERENCED INCORPORATED BY CODE.)
6. IF PROJECT INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF THAT WORK. IMPROVEMENTSPLACED BY THE CONTRACTOR MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
7. CONTRACTOR SHALL VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE, CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.

CONTRACTOR IS URGED TO REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE AFTER FORMS ARE SET AND PRIOR TO COMMENCEMENT OF CONSTRUCTION OR IMPROVEMENTS.

CG-12

GENERAL NOTES:

1. THE DETECTABLE WARNING SHALL BE PROVIDED BY TRUNCATED DOMES.
2. ALL DETECTABLE WARNING SURFACE PRODUCTS SHALL MEET THE REQUIREMENTS OF SECTION 504 OF THE SPECIFICATIONS FOR CG-12, DETECTABLE WARNING SURFACE. DETECTABLE WARNING SURFACE PRODUCTS USED SHALL BE FROM THE MATERIALS APPROVED PRODUCT LIST NUMBER 72.
3. SLOPING SIDES OF CURB RAMP MAY BE POURED MONOLITHICALLY WITH RAMP, FLOOR OR BY USING PERMISSIBLE CONSTRUCTION JOINT WITH REQUIRED BARS.
4. REQUIRED BARS ARE TO BE NO. 5 X 8'- PLACED 1' CENTER TO CENTER ALONG BOTH SIDES OF THE RAMP FLOOR, MID-DEPTH OF RAMP FLOOR, MINIMUM CONCRETE COVER 1½".
5. ROADWAY CURB / CURB AND GUTTER SLOPE TRANSITIONS ADJACENT TO CURB RAMPS ARE INCLUDED IN PAYMENT FOR CURB / CURB AND GUTTER.
6. CURB RAMPS ARE REQUIRED FOR SIDEWALKS AND SHARED USE PATHS. THE WIDTH OF THE CURB RAMP SHALL MATCH SIDEWALK WIDTH. WHEN CURB RAMPS ARE USED IN CONJUNCTION WITH A SHARED USE PATH, THE MINIMUM WIDTH SHALL BE THE WIDTH OF THE SHARED USE PATH.
7. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP LANDING FLOOR.
8. CURB RAMPS WILL BE INSTALLED AND LOCATED WITHIN PEDESTRIAN CROSSWALKS AS SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER. CURB RAMPS SHOULD NOT BE LOCATED BEHIND VEHICLE STOP LINES, LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC.
9. RAMPS MAY BE PLACED ON RADIAL OR TANGENTIAL SECTIONS PROVIDED THAT THE CURB OPENING IS PLACED WITHIN THE LIMITS OF THE CROSSWALK AND THAT THE CENTER OF THE CONNECTION OF THE CURB OPENING IS PERPENDICULAR TO THE CURB.
10. DETECTABLE WARNING SURFACE PANELS SHALL BE INSTALLED FLUSH WITH THE BACK OF CURB.
11. WHERE CURB RAMPS INTERSECT A RADIAL SECTION OF CURB AT ENTRANCES OR STREET CONNECTIONS, THE DETECTABLE WARNING SURFACE SHALL HAVE A FACTORY RADIUS OR BE FIELD-MODIFIED AS RECOMMENDED BY THE MANUFACTURER TO MATCH THE BACK OF CURB. SEE CG-12-INS. PAGES 204.06 AND 204.07 FOR METHODS OF INSTALLING DETECTABLE WARNINGS ON A RADIUS.

NOTE: COMPONENTS OF CURB RAMPS CONSIST OF THE FOLLOWING: HYDRAULIC CEMENT SIDEWALK (DEPTH IN INCHES, AREA IN SQUARE YARDS) CURB, WHEN WARRANTED (CY OF CG-3 IN LINEAR FEET) DETECTABLE WARNING SURFACE (SQUARE FEET OF DETECTABLE WARNINGS) EACH OF THE ABOVE ITEMS IS A SEPARATE PAY ITEM AND SHOULD BE SUMMARIZED FOR EACH CURB CUT RAMP.

TYPE A PERPENDICULAR

TYPE B PARALLEL

TYPE C PARALLEL & PERPENDICULAR

DETECTABLE WARNING INSTALLED ON A RADIUS

TRUNCATED DOME DETAIL

DETECTABLE WARNING DETAIL

VDOT ROAD AND BRIDGE STANDARDS	A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE.	SPECIFICATION REFERENCE
SHEET 1 OF 5	CG-12 DETECTABLE WARNING SURFACE (GENERAL NOTES)	105
204.01	REVISION DATE 04/19	502
	VIRGINIA DEPARTMENT OF TRANSPORTATION	504

CG-12

WITH BUFFER STRIP

WITHOUT BUFFER STRIP

SECTION A-A

SECTION B-B

EXAMPLE INSTALLATION METHODS - SEE PLANS FOR LAYOUT

ONE DIRECTION WITHOUT BUFFER STRIP

ONE DIRECTION WITH BUFFER STRIP

TWO DIRECTIONS SMALLER RADII WITHOUT BUFFER STRIP

TWO DIRECTIONS LARGER RADII WITH BUFFER STRIP

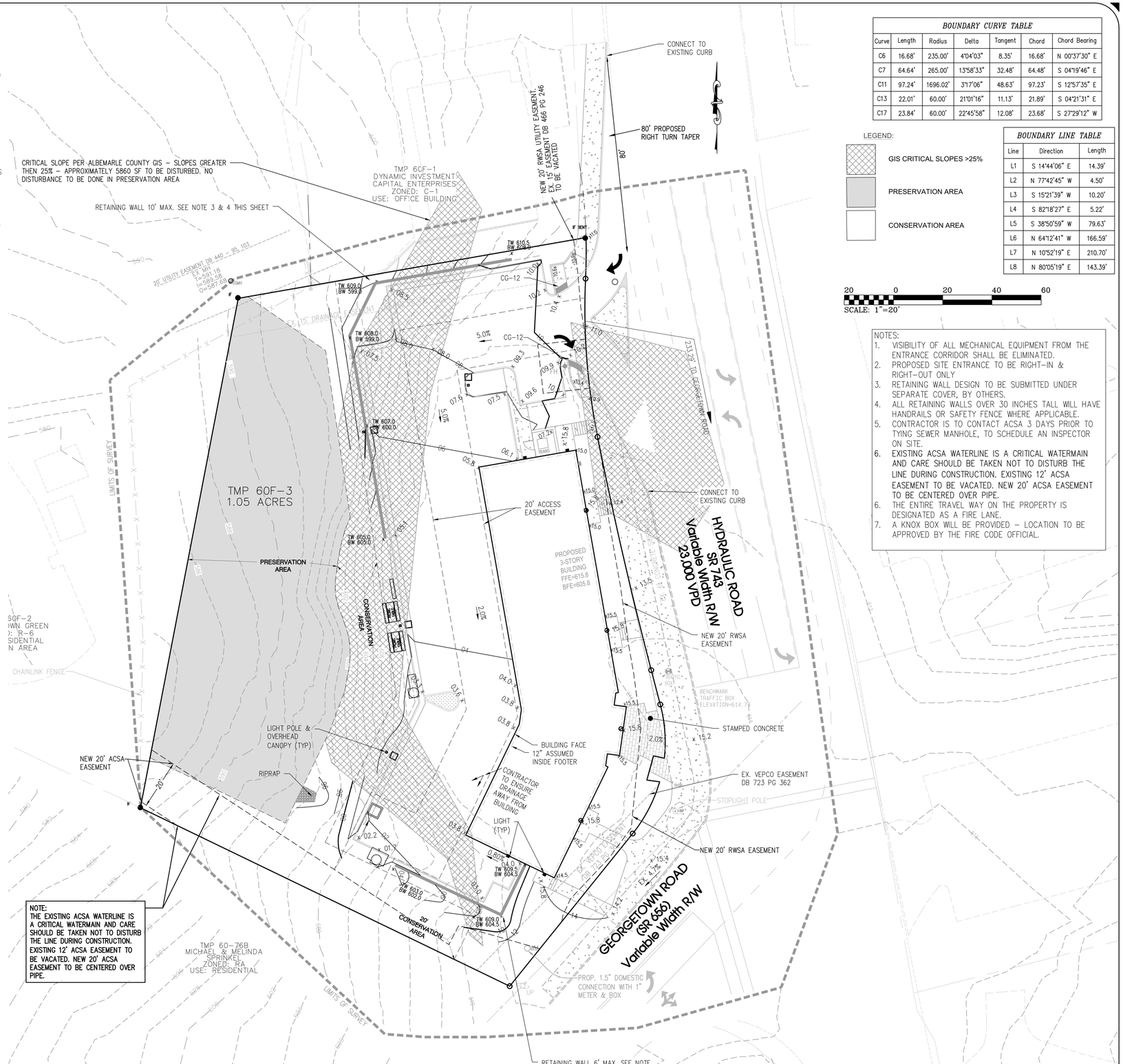
NOTES:

1. FOR GENERAL NOTES ON THE DETECTABLE WARNING SURFACE, SEE SHEET 1 OF 5.
2. THE REQUIRED LENGTH OF A PARALLEL RAMP IS LIMITED TO 15 FEET, REGARDLESS OF THE SLOPE.
3. GUTTER PAN SHALL BE A MAXIMUM SLOPE OF 20:1 AT THE RAMP OPENING.
4. DIAGONAL PLACEMENT IS NOT PERMITTED.

TYPE B PARALLEL APPLICATION

ROADWAY GRADE IN PERCENT	MINIMUM RAMP LENGTH IN FEET	
	4" CURB	6" CURB
0	4	6
1	5	7
2	5	8
3	6	9
4	8	12
5	10	15
6	14	15

VDOT ROAD AND BRIDGE STANDARDS	A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE.	SPECIFICATION REFERENCE
SHEET 3 OF 5	CG-12 DETECTABLE WARNING SURFACE TYPE B (PARALLEL) APPLICATION	105
204.03	REVISION DATE 04/19	502
	VIRGINIA DEPARTMENT OF TRANSPORTATION	504



BOUNDARY CURVE TABLE

Curve	Length	Radius	Delta	Tangent	Chord	Chord Bearing
C6	16.68'	235.00'	4°04'03"	8.35'	16.68'	N 00°37'30" E
C7	64.64'	265.00'	13°58'33"	32.48'	64.48'	S 04°19'46" E
C11	97.24'	1696.02'	3°17'06"	48.63'	97.23'	S 12°57'35" E
C13	22.01'	60.00'	21°01'16"	11.13'	21.89'	S 04°21'31" E
C17	23.84'	60.00'	22°45'58"	12.08'	23.68'	S 27°29'12" W

LEGEND:

GIS CRITICAL SLOPES >25%

PRESERVATION AREA

CONSERVATION AREA

BOUNDARY LINE TABLE

Line	Direction	Length
L1	S 14°44'06" E	14.39'
L2	N 77°42'45" W	4.50'
L3	S 15°21'39" W	10.20'
L4	S 82°18'27" E	5.22'
L5	S 38°50'59" W	79.63'
L6	N 64°12'41" W	166.59'
L7	N 10°52'19" E	210.70'
L8	N 80°05'19" E	143.39'

20 0 20 40 60
SCALE: 1"=20'

NOTES:

1. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
2. PROPOSED SITE ENTRANCE TO BE RIGHT-IN & RIGHT-OUT ONLY
3. RETAINING WALL DESIGN TO BE SUBMITTED UNDER SEPARATE COVER, BY OTHERS.
4. ALL RETAINING WALLS OVER 30 INCHES TALL WILL HAVE HANDRAILS OR SAFETY FENCE WHERE APPLICABLE.
5. CONTRACTOR IS TO CONTACT ACSA 3 DAYS PRIOR TO TYING SEWER MANHOLE, TO SCHEDULE AN INSPECTOR ON SITE.
6. EXISTING ACSA WATERLINE IS A CRITICAL WATERMAIN AND CARE SHOULD BE TAKEN NOT TO DISTURB THE LINE DURING CONSTRUCTION. EXISTING 12' ACSA EASEMENT TO BE VACATED. NEW 20' ACSA EASEMENT TO BE CENTERED OVER PIPE.
7. THE ENTIRE TRAVEL WAY ON THE PROPERTY IS DESIGNATED AS A FIRE LANE.
8. A KNOX BOX WILL BE PROVIDED – LOCATION TO BE APPROVED BY THE FIRE CODE OFFICIAL.

ROUDABUSH, GALE & ASSOCIATES, INC.
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A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1966
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS

NO.	DATE	DESCRIPTION
1.	04/22/20	COUNTY COMMENTS

COMMONWEALTH OF VIRGINIA
Jimmy L. Taggart
Lic. No. 22841
04/22/2020
PROFESSIONAL ENGINEER

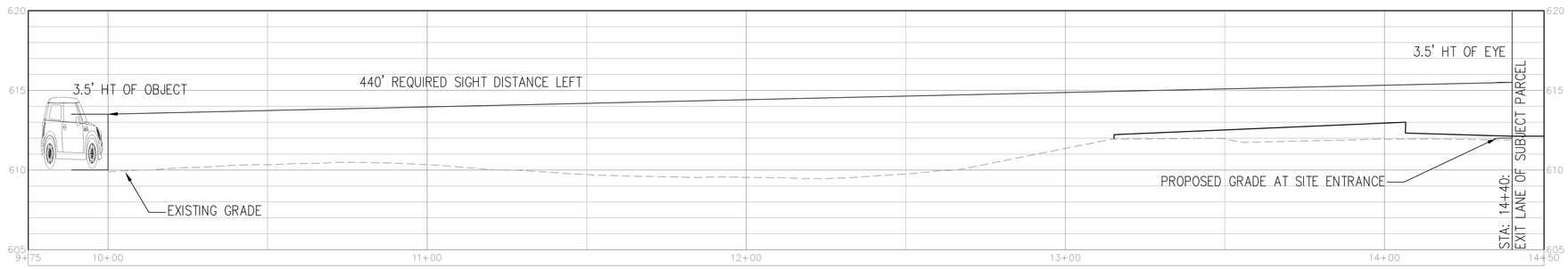
FINAL SITE PLAN
GEORGETOWN HYDRAULIC
TAX MAP 60F PARCEL 3
COUNTY OF ALBEMARLE, VIRGINIA
GRADING PLAN

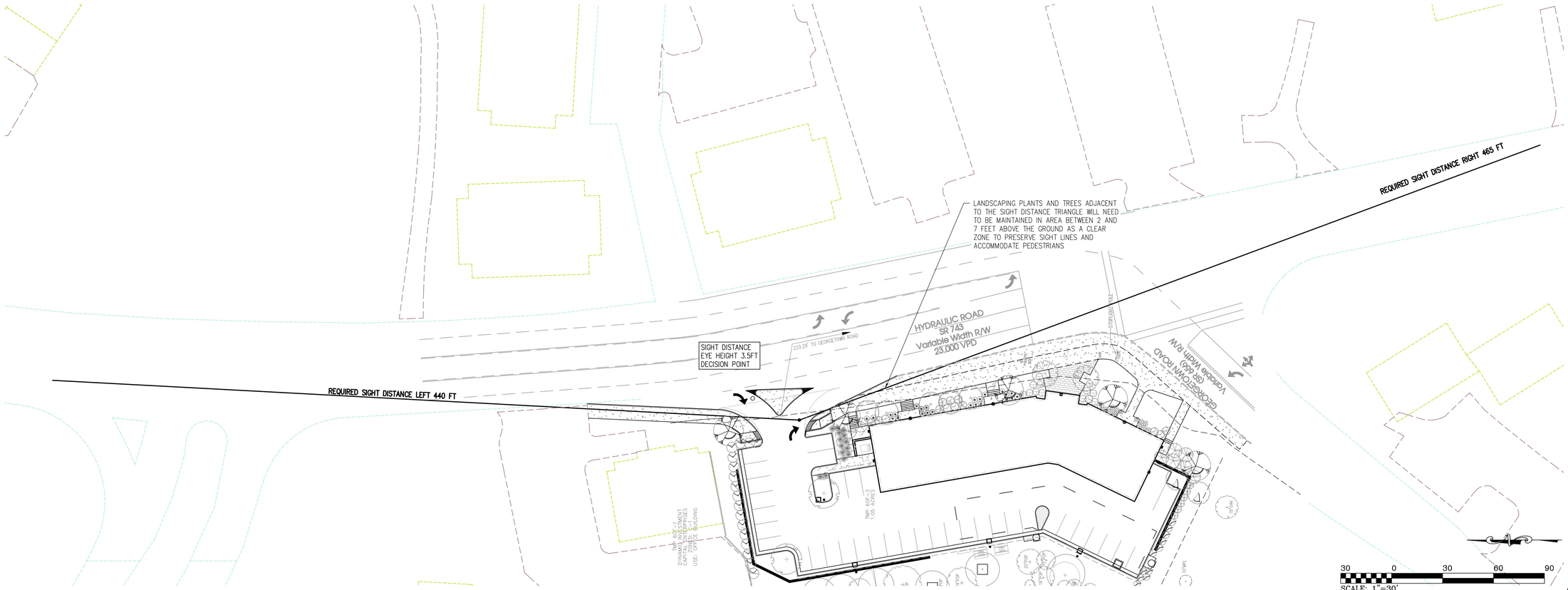
DATE:	10-25-2019
SCALE:	1"=20'
JOB:	19.0125
SDP-2019-00062	
SHEET:	5 OF 12

NOTES

1. PROPOSED SITE ENTRANCE TO BE RIGHT-IN AND RIGHT-OUT ONLY, THEREFORE ONLY LEFT SIGHT DISTANCE PROFILE IS PROVIDED.
2. SIGHT DISTANCE REQUIREMENTS FROM VDOT APPENDIX F, TABLE 2-5:
   - 2.1. SDR 5 LANE MAJOR ROAD (CONTINUOUS TWO-WAY TURN LANE) = 465 FEET
     PROVIDED: 465 FEET ON PLAN VIEW ONLY
   - 2.2. SDL 5 LANE MAJOR ROAD (CONTINUOUS TWO-WAY TURN LANE) = 440 FEET
     PROVIDED: 440 FEET
3. LANDSCAPING PLANTS AND TREES ADJACENT TO THE SIGHT DISTANCE TRIANGLE WILL NEED TO BE MAINTAINED IN AREA BETWEEN 2 AND 7 FEET ABOVE THE GROUND AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS

SIGHT DISTANCE LEFT PROFILE





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REVISIONS

NO.	DATE	DESCRIPTION
1.	04/22/20	COUNTY COMMENTS

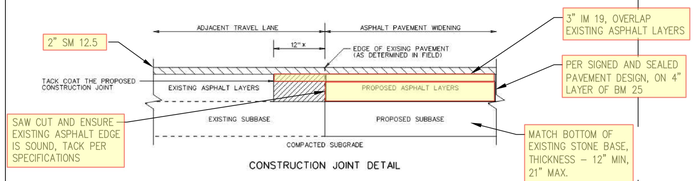
COMMONWEALTH OF VIRGINIA
Jimmy L. Taggart
Lic. No. 22841
04/22/2020
PROFESSIONAL ENGINEER

FINAL SITE PLAN
GEORGETOWN HYDRAULIC
TAX MAP 60F PARCEL 3
COUNTY OF ALBEMARLE, VIRGINIA
SIGHT DISTANCE PLAN & PROFILE

DATE:	10-25-2019
SCALE:	1":20'
JOB:	19.0125
SDP-2019-00062	

SHEET: 6 OF 12

WP-2



CONSTRUCTION JOINT DETAIL

REMOVE EXISTING ASPHALT LAYERS TO EXISTING SUBBASE AND REPLACE WITH PROPOSED ASPHALT WIDENING LAYERS

PROPOSED MINIMUM 1½ INCH THICK ASPHALT SURFACE COURSE (SEE NOTE 5)

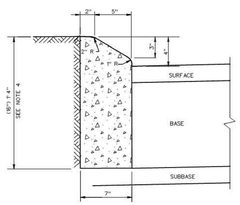
x MINIMUM 12 INCHES, OR GREATER AS NECESSARY TO ABUT THE FULL THICKNESS OF EXISTING ASPHALT LAYERS AS DETERMINED BY CORES (SEE NOTE 3)

NOTES:

1. ASPHALT PAVEMENT WIDENING SHALL HAVE A PAVEMENT DESIGN IN ACCORDANCE WITH CURRENT VDOT PROCEDURES AND BE APPROVED BY THE ENGINEER.
2. THE PAVEMENT DESIGN FOR ASPHALT PAVEMENT WIDENING SHALL MEET OR EXCEED THE DEPTHS AND TYPES OF THE LAYERS OF EXISTING PAVEMENT. SUBSURFACE DRAINAGE OF THE EXISTING AND PROPOSED PAVEMENT SHALL BE ADDRESSED IN THE PAVEMENT DESIGN.
3. A MINIMUM OF THREE CORES SHALL BE TAKEN ALONG THE CENTER OF THE ADJACENT TRAVEL LANE TO DETERMINE THE TYPE AND THICKNESS OF EXISTING PAVEMENT LAYERS. THESE CORES SHALL BE SPACED NO MORE THAN 500 FEET APART.
4. THE ADJACENT TRAVEL LANE SHALL BE MILLED A MINIMUM DEPTH OF 1½ INCHES AND REPLACED WITH AN ASPHALT SURFACE COURSE TO MATCH THE PROPOSED PAVEMENT WIDENING SURFACE COURSE, UNLESS WAIVED BY THE ENGINEER.
5. THE ENGINEER MAY REQUIRE THE MILLING DEPTH OF THE EXISTING PAVEMENT TO BE ADJUSTED TO ACHIEVE AN ACCEPTABLE PAVEMENT CROSS-SLOPE AND EFFECTIVE SURFACE DRAINAGE.
6. EXISTING PAVEMENT MARKINGS AND MARKERS WITHIN THE PROJECT LIMITS SHALL BE RESTORED SUBJECT TO THE APPROVAL OF THE ENGINEER.
7. FINAL TRANSVERSE PAVEMENT TIE-IN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 315 OF THE SPECIFICATIONS EXCEPT THAT ALL JOINTS AT TIE-IN LOCATIONS SHALL BE TESTED USING A 10 FOOT STRAIGHTEDGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 315 OF THE SPECIFICATIONS.

VDOT ROAD AND BRIDGE STANDARDS		ASPHALT PAVEMENT WIDENING FOR WIDENING SUBJECT TO TRAFFIC	SPECIFICATION REFERENCE
SHEET 1 OF 1	REVISION DATE	VIRGINIA DEPARTMENT OF TRANSPORTATION	315
303.02			
2016 ROAD & BRIDGE STANDARDS			

CG-3

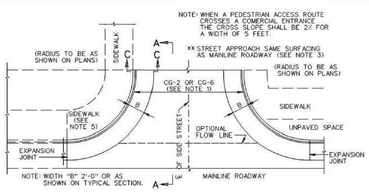


NOTES:

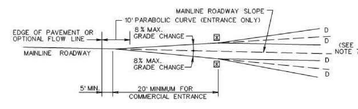
1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. CURB HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) WILL BE PAID FOR AS RADIAL CURB.
4. THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 3" (3" DEPTH) OR INCREASED AS MUCH AS 3" (9" DEPTH) IN ORDER THAT THE BOTTOM OF CURB WILL COINCIDE WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE. OTHERWISE, THE DEPTH IS TO BE 15" AS SHOWN. NO ADJUSTMENT IN THE PRICE BID IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
5. CG-3 IS TO BE USED ON ROADWAYS MEETING THE REQUIREMENTS FOR CG-7 AS SHOWN IN APPENDIX A OF THE VDOT ROAD DESIGN MANUAL IN THE SECTION ON GS URBAN STANDARDS.
6. WHEN THIS STANDARD IS TO BE TIED INTO EXISTING BARRIER CURB, THE TRANSITION IS TO BE MADE WITHIN 10' OF THE CHANGE IN STANDARDS CAN BE MADE AT REGULAR OPENINGS.

VDOT ROAD AND BRIDGE STANDARDS		STANDARD 4" CURB	SPECIFICATION REFERENCE
SHEET 1 OF 1	REVISION DATE	VIRGINIA DEPARTMENT OF TRANSPORTATION	105 502
201.02			
2016 ROAD & BRIDGE STANDARDS			

CG-11

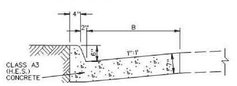


PLAN VIEW



☒ CONSTRUCT GRADE CHANGES WITH A PARABOLIC CURVE.

SECTION A - A



SECTION C-C

GENERAL NOTES

1. WHEN USED IN CONJUNCTION WITH STANDARD CG-3 OR CG-7, THE CURB FACE ON THIS STANDARD IS TO BE ADJUSTED TO MATCH THE MOUNTABLE CURB CONFIGURATION.
2. SEE STANDARD CG-12 FOR CURB RAMP DESIGN TO BE USED WITH THIS STANDARD.
3. MAINLINE PAVEMENT SHALL BE CONSTRUCTED TO THE R/W LINE EXCEPT ANY SUBGRADE STABILIZATION REQUIRED FOR MAINLINE PAVEMENT WHICH CAN BE OMITTED IN THE ENTRANCE.)
4. RADIAL CURB OR COMBINATION CURB AND GUTTER SHALL NOT BE CONSTRUCTED BEYOND THE R/W LINE EXCEPT FOR REPLACEMENT PURPOSES.

ENTRANCE NOTES

5. WHEN THE ENTRANCE RADII CANNOT ACCOMMODATE THE TURNING REQUIREMENTS OF ANTICIPATED HEAVY TRUCK TRAFFIC, THE DEPTH FOR SIDEWALK & CURB RAMPS WITHIN THE LIMITS OF THE RADII SHOULD BE INCREASED TO 7". (SEE CG-13)
6. PLANS ARE TO INDICATE WHEN CONSTRUCTION OF A FLOW LINE IS REQUIRED TO PROVIDE POSITIVE DRAINAGE ACROSS THE ENTRANCE.
7. THE DESIRABLE AND MAXIMUM ENTRANCE GRADE CHANGES "D" ARE LISTED IN THE ALLOWABLE ENTRANCE GRADE TABLE. THESE VALUES ARE NOT APPLICABLE TO STREET CONNECTIONS.

INTERSECTION NOTES

8. WHEN CG-11 IS USED FOR STREET CONNECTIONS, THE CONNECTION MUST BE DESIGNED IN ACCORDANCE WITH AASHTO POLICY AND THE APPLICABLE REQUIREMENTS OF THE VDOT ROAD DESIGN MANUAL, INCLUDING STOPPING SIGHT DISTANCE AND K VALUE REQUIREMENTS.
9. OPTIONAL FLOWLINE MAY REQUIRE WARPING OF A PORTION OF GUTTER TO PROVIDE POSITIVE DRAINAGE ACROSS THE INTERSECTION.

ALLOWABLE ENTRANCE GRADE CHANGES

ENTRANCE VOLUME		GRADE CHANGE "D" DESIRABLE	GRADE CHANGE "D" MAXIMUM
HIGH	MORE THAN 1500 VPD	0 %	3 %
MEDIUM	500-1500 VPD	≤ 3 %	6 %
LOW	LESS THAN 500 VPD	≤ 6 %	8 %

NOTE: ALLOWABLE ENTRANCE GRADE TABLE IS NOT APPLICABLE TO STREET CONNECTIONS

SPECIFICATION REFERENCE	METHOD OF TREATMENT (CONNECTION FOR STREET INTERSECTIONS AND COMMERCIAL ENTRANCES) VIRGINIA DEPARTMENT OF TRANSPORTATION	VDOT ROAD AND BRIDGE STANDARDS
502		REVISION DATE: 07/15 — SHEET 1 OF 1: 203.04

Flexible Pavement Design Evaluation Worksheet

Project: *Georgetown Hydraulic Professional Office*
Date: *10-Apr-20*
Street (or section): *Office parking lot*
Testing Firm: *(assumed for design purpose)*
Testing Date(s):

Design ADT

Average Daily Traffic, or VPD:	91
Present Year:	2019
Design Year:	2039
Growth Rate (%):	0
Design ADT at Design Year:	91
Percent Trucks:	0
Design Traffic Volume:	91

Soil Support

Measured CBR Results:	1	5
	2	
	3	
	4	
	5	
Measured CBR Average:		5
Design CBR:		3.3
Resiliency Factor		1
Soil Support Value		3.3

Design Pavement Index: 6.7 — **Total Proposed Thickness Index:** 11.0 — OK

	Material Thickness, (h)	Equivalency Value, (a)	Min. Inches	Max. Inches	(a x h)
Surface					
Asphalt Concrete (SM-2A,B, orC) (Superpave SM-9.5A)	1.5	1.67	1.5	3	2.5
Prime & Double Seal or Blotted Seal Surface	0	0.84	*	*	0.0
Intermediate					
Asphalt Concrete (IM-1A or 1B)(Superpave IM-19.0A)	0	1.67	2	2	0.0
Base 1					
Asphalt Concrete (BM-2 or BM-3)(Superpave BM-25.0)	1.5	1.67	3	*	2.5
Full Depth Asphalt Concrete (BM-2 or BM-3) over Surface	0	1.60	6	*	0.0
Untreated Aggregate (21A or 21B)	6	1.00	6	8	6.0
Cement Treated Aggregate	0	1.67	6	8	0.0
Cement Treated Select Material, Type II, min. CBR=20	0	1.50	6	8	0.0
Select Material Type I & II, non-plastic, min CBR = 30	0	0.84	6	8	0.0
Select Material Type II, non-plastic, min CBR = 20	0	0.60	6	8	0.0
Soil Cement	0	1.00	6	8	0.0
Cement Treated Select Material, Type II	0	1.17	6	8	0.0
Cement Treated Select Borrow	0	1.00	6	8	0.0
Base 2					
Untreated Aggregate (21A or 21B)	0	0.60	4	8	0.0
Cement Treated Aggregate	0	1.33	4	8	0.0
Select Material Type I, non-plastic, min CBR = 30	0	0.50	4	8	0.0
Select Material Type I & II, non-plastic, min CBR = 20	0	0.40	4	8	0.0
Soil Cement	0	1.00	6	8	0.0
Soil Lime	0	0.92	6	8	0.0
Cement Treated Select Material, Type II	0	1.17	6	8	0.0
Cement Treated Select Borrow	0	1.00	6	8	0.0

Total Proposed Thickness Index: 11.0

VDOT Entrance Design

Project: Georgetown/Hydraulic
Location: Albemarle County
Date: 1-Oct-19

Description of Existing Use: Unimproved, Urban, Partially wooded
Description of Proposed Use: Office Building
Connecting Roadway: Hydraulic Road SR743
Functional Classification: Urban Collector
Design Speed: 35 mph (Use posted)

Trip Generations

	ITE Code	Quantity	Units	Peak Period Rate	%AM In	%AM out	VPD/per	Daily VPD	AM Peak trips	AM In	AM Out	Source
Existing	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	
Current Proposed												
Gen. Office	710	9.376	KSF Net Office Space	1.16	86%	14%	9.74	91	11	9	2	ITE 10th Ed.
								0	0.0	0	0	
Future		0		0	0%	0%	0	0	0.0	0	0	
Proposed Total								***91***	***11***	***9***	***2***	

Estimated Splits

Southbnd	100%	Right toward Rt 29	Southbnd
Northbnd	0%	Left-turn forbidden for this Project	Northbnd

Southbnd	91	11	9	2
Northbnd	0	0	0	0

Truck Volume

0%	(Estimated by RGA) Office parking lot only	Southbnd	0	0	0	0
		Northbnd	0	0	0	0

Existing Highway Traffic

Source: Albemarle Traffic Date 2017
Highway: Hydraulic Road SR743

AADT=	23000	VPD			
2&4 Tire Vehicles=	98%		or	22540	VPD
Directional Factor (D)=	0.5189		or	11935	VPD in referenced direction: Northbnd
Peak Hour Factor (k)=	0.0981		or	2256	VPH

Left Turn Analysis

Northbnd is Advancing direction

Design speed=	35	Posted
AADT=	23000	(see above)
Peak Hour (K)=	0.0981	(see above)
Peak Hr. Volume=	2256	(AADT x K)
Advancing Directional Factor (Da)=	0.519	**Percentage approaching site in direction requiring left turn into site**
Advancing Volume=	1171	(AADT x K x Da)
Opposing Directional Factor (Do)=	0.4811	Percentage approaching site in direction requiring right turn into site
Opposing Volume=	1086	(AADT x K x Do)
Left Turn %=	0%	**Entrance is Right-in Right-out only**

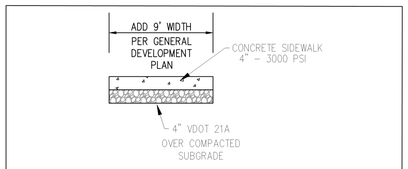
Using 1086 VPD opposing volume, and 5 Peak hour into site x advancing "K" factor
an advancing volume= 330 VPH is the warrant figure requiring a left turn lane
Therefore, A left turn lane is required. (Ref. VDOT, See chart)
Left turn into the Site is forbidden for this project.

Right Turn Analysis

Southbnd is Advancing direction

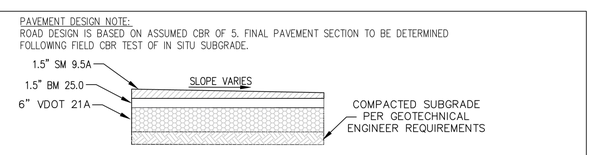
PHV Approach Total=	1086	Peak hour volume approaching site in direction requiring right turn into site
PHV Right Turn Volume=	4	**(AM-In trips from Advancing direction (see Estimated Splits above))**

Using 1086 VPD approach volume, and 11 Right turns into site
No Right Turn or Taper is Required. (Ref. VDOT, See chart)
However, 80' taper is proposed in accordance with the General Development Plan



PROPOSED SIDEWALK DETAIL
NOT TO SCALE

PAVEMENT DESIGN NOTE:
ROAD DESIGN IS BASED ON ASSUMED CBR OF 5. FINAL PAVEMENT SECTION TO BE DETERMINED FOLLOWING FIELD CBR TEST OF IN SITU SUBGRADE.

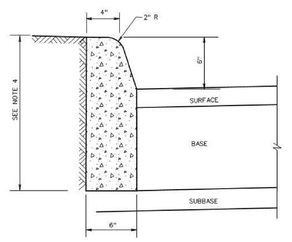


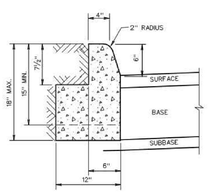
TYPICAL PARKING LOT DETAIL: 91 VPD
NOT TO SCALE

CG-2

NOTES:

1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. CURB HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) WILL BE PAID FOR AS RADIAL CURB.
4. THE DEPTH OF CURB MAY BE REDUCED AS MUCH AS 3" (3" DEPTH) OR INCREASED AS MUCH AS 3" (9" DEPTH) IN ORDER THAT THE BOTTOM OF CURB WILL COINCIDE WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE. OTHERWISE, THE DEPTH IS TO BE 15" AS SHOWN. NO ADJUSTMENT IN THE PRICE BID IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
5. CG-2 IS TO BE USED ON ROADWAYS MEETING THE REQUIREMENTS FOR CG-6 AS SHOWN IN APPENDIX A OF THE VDOT ROAD DESIGN MANUAL, IN THE SECTION ON GS URBAN STANDARDS.





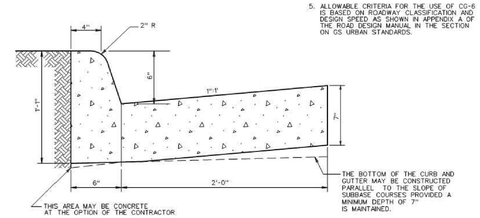
ACCEPTABLE ALTERNATIVE IF CURB IS EXTRUDED

SPECIFICATION REFERENCE	STANDARD 6" CURB VIRGINIA DEPARTMENT OF TRANSPORTATION	VDOT ROAD AND BRIDGE STANDARDS
105 502		REVISION DATE — SHEET 1 OF 1: 201.01

CG-6

NOTES:

1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS A3 IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. COMBINATION CURB & GUTTER HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) SHALL BE PAID FOR AS RADIAL COMBINATION CURB & GUTTER.
4. FOR USE WITH STABILIZED OPEN-GRADED DRAINAGE LAYER, THE BOTTOM OF THE CURB & GUTTER SHALL BE CONSTRUCTED PARALLEL TO THE SLOPE OF SUBBASE COURSES AND TO THE DEPTH OF THE PAVEMENT.
5. ALLOWABLE CRITERIA FOR THE USE OF CG-6 IS BASED ON ROADWAY CLASSIFICATION AND DESIGN SPEED AS SHOWN IN APPENDIX A OF THE ROAD DESIGN MANUAL IN THE SECTION ON GS URBAN STANDARDS.



SPECIFICATION REFERENCE	COMBINATION 6" CURB AND GUTTER VIRGINIA DEPARTMENT OF TRANSPORTATION	VDOT ROAD AND BRIDGE STANDARDS
105 502		REVISION DATE — SHEET 1 OF 1: 201.03

ROUDABUSH, GALE & ASSOCIATES, INC.
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A PROFESSIONAL CORPORATION
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PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS

NO.	DATE	DESCRIPTION
1.	04/22/20	COUNTY COMMENTS

COMMONWEALTH OF VIRGINIA
Jimmy L. Taggart
Lic. No. 22841
PROFESSIONAL ENGINEER
04/22/2020

FINAL SITE PLAN
GEORGETOWN HYDRAULIC
TAX MAP 60F PARCEL 3
COUNTY OF ALBEMARLE, VIRGINIA
TRAFFIC CALCULATIONS & DETAILS

DATE: 10-25-2019
SCALE: 1"-20'
JOB: 19.0125
SDP-2019-00062
SHEET: 7 OF 12

VDOT STANDARD NOTES:

1. TRIP GENERATION DATA:
   USE: GEN. OFFICE ITE CODE: 710 DAILY TRIPS: 91 VPD
2. ALL CONSTRUCTION METHODS AND MATERIALS WITHIN STATE MAINTAINED RIGHT OF WAY SHALL BE IN ACCORDANCE WITH CURRENT VDOT STANDARDS, SPECIFICATIONS, CURRENT "WORK AREA PROTECTION MANUAL", AND ALL APPLICABLE LOCATION AND DESIGN INSTRUCTIONAL AND INFORMATIONAL MEMORANDUM. INSPECTION DOCUMENTATION BEST PRACTICES MANUAL.
3. A LAND USE PERMIT SHALL BE OBTAINED FROM VDOT BEFORE ANY CONSTRUCTION IS STARTED WITHIN STATE MAINTAINED RIGHT OF WAY LIMITS, INCLUDING ACCESS. ALL LAND USE PERMIT APPLICATIONS MUST HAVE TWO (2) SETS OF APPROVED PLANS, A COPY OF THE PLAN APPROVAL LETTER, A CHECK FOR THE PROCESSING FEE MADE PAYABLE TO TREASURER OF VIRGINIA, AND SURETY OR BOND IN THE REQUIRED AMOUNT.
4. IN ACCORDANCE WITH THE PROVISIONS OF THE INSPECTION DOCUMENTATION BEST PRACTICES MANUAL, VDOT SHALL BE NOTIFIED PRIOR TO THE START OF ANY WORK WITHIN STATE MAINTAINED RIGHT OF WAY. THE CONTRACTOR WILL COORDINATE WITH THE VDOT POINT OF CONTACT AT SIGNIFICANT STAGES OF THE PROJECT.
5. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER WHO SEALED THE PLANS TO VERIFY THE APPROVAL OF THE PLANS BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL AGENCIES.
6. THE CONTRACTOR SHALL HAVE AVAILABLE A COPY OF THE LAND USE PERMIT(S), FINAL APPROVED PLANS, ANY APPROVED REVISIONS, AND A COPY OF THE APPROVAL LETTER ON SITE.
7. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC., PRIOR TO CONSTRUCTION.
8. ANY ERRORS, CONFLICTS, OR DISCREPANCIES FOUND ON THE APPROVED PLANS SHALL BE REPORTED TO THE ENGINEER WHO SEALED AND SIGNED THE PLANS. VDOT SHALL BE NOTIFIED FOR RESOLUTION BEFORE PROCEEDING FURTHER WITH THE WORK, IF THE STATE MAINTAINED RIGHT OF WAY IS AFFECTED.
9. DESIGN CHANGES, SPECIFIED MATERIAL CHANGES, AND/OR FIELD CHANGES FROM THE APPROVED PLANS SHALL BE RESUBMITTED TO VDOT FOR REVIEW AND APPROVAL, PRIOR TO PROCEEDING WITH THE WORK.
10. THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS, UTILITIES, AND ANY OTHER INSTALLATIONS ALREADY IN PLACE WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO STATE RIGHT OF WAY LIMITS.
11. THE COMMONWEALTH TRANSPORTATION BOARD, MEMBERS OF THE BOARD, THE COMMONWEALTH AND ALL COMMONWEALTH EMPLOYEES, AGENTS, AND OFFICES, SHALL BE ABSOLVED FROM ALL RESPONSIBILITIES, DAMAGES AND LIABILITIES AS A RESULT OF WORK ARISING FROM THE EXERCISE OF THE PRIVILEGES GRANTED BY PLAN AND/OR PERMIT APPROVAL.
12. NO STRUCTURE SHALL BE CONSTRUCTED ON VDOT RIGHTS OF WAY UNLESS SHOWN ON VDOT APPROVED CONSTRUCTION PLANS OR COVERED BY A VDOT LAND USE PERMIT.
13. VDOT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF STATE MAINTAINED RIGHT OF WAY LIMITS AND SHALL BE ABSOLVED FROM ALL RESPONSIBILITIES, DAMAGES AND LIABILITIES AS A RESULT OF SUCH.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IN ACCORDANCE WITH THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK AND VIRGINIA STORMWATER MANAGEMENT PROGRAM. AN INDIVIDUAL CERTIFIED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION, HOLDING A RESPONSIBLE LAND DISTURBER CERTIFICATION, SHALL BE IN CHARGE OF THE LAND DISTURBING ACTIVITY AND ON THE WORK SITE AT ALL TIMES.
15. VDOT SHALL BE CONTACTED TO VERIFY SUBGRADE COMPACTION BY TEST ROLE PRIOR TO THE PLACEMENT OF BASE MATERIAL. WHEN UNSUITABLE MATERIALS FOR SUB-GRADES AND OTHER ROADWAY CONSTRUCTION ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT A GEOTECHNICAL ENGINEER AND VDOT. SUCH MATERIALS SHALL BE UNDERCUT AND BACKFILLED AS DIRECTED BY A GEOTECHNICAL ENGINEER, ACCORDING TO VDOT SPECIFICATIONS.
16. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS ACCORDING TO VDOT "ROAD AND BRIDGE SPECIFICATIONS".
17. A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE SHALL BE REQUIRED PER VDOT STANDARDS AND SPECIFICATIONS.
18. VDOT SHALL HAVE APPROVED ALL BASE COURSES FOR DEPTH AND TEMPLATE AND PERFORMED THE REQUIRED VISUAL, PROOF ROLL, COMPACTION, AND ANY ADDITIONAL INSPECTIONS AS DETERMINED BY THE VDOT INSPECTOR PRIOR TO PLACEMENT OF ANY SURFACE COURSES.
19. IF THE DEVELOPER CHOOSES TO PROVIDE VDOT WITH DOCUMENTATION BY A LICENSED GEOTECHNICAL ENGINEER, CERTIFYING THAT ALL IN-PLACE PAVEMENTS MEET OR EXCEED THE APPROVED PAVEMENT DESIGN THICKNESS PRIOR TO VDOT ACCEPTANCE FOR MAINTENANCE, THE CERTIFYING DOCUMENTATION SHALL CONFORM TO VDOT SPECIFICATIONS AND THE APPROVED PLANS.
20. INSTALLATIONS OF PIPE CULVERTS AND STORM SEWERS SHALL CONFORM TO VDOT STANDARD PB-1.
21. ALL FIXED OBJECTS SUCH AS UTILITY CABINETS, PEDESTALS, AND STREETLIGHTS SHALL BE LOCATED IN ACCORDANCE WITH CLEAR ZONE REQUIREMENTS, AS NOTED IN THE ROAD DESIGN MANUAL. THERE SHALL NOT BE ANY CABINETS, PEDESTALS, OR FIRE HYDRANTS LOCATED ON THE SHOULDER.
22. FLOWERS, SHRUBS, AND TREES SHALL NOT BE PLACED WITHIN STATE MAINTAINED RIGHT OF WAY LIMITS WITHOUT AN APPROVED SET OF PLANS AND AN APPROVED PLANTING AGREEMENT. NO IRRIGATION (SPRINKLER) SYSTEMS, BRICK COLUMNS, ENDWALLS, AND/OR BRICK MAILBOXES WILL BE CONSTRUCTED OR INSTALLED WITHIN STATE MAINTAINED RIGHT OF WAY LIMITS WITHOUT A PERMIT. ANY OF THE ABOVE ITEMS FOUND IN THE RIGHT OF WAY WITHOUT A PERMIT SHALL BE REMOVED, AND ALL COSTS OF THE REMOVAL SHALL BE BORNE BY THE OWNER AND/OR DEVELOPER.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND AND OVERHEAD UTILITIES, WHETHER OR NOT THEY ARE SHOWN ON THE PLANS, PRIOR TO STARTING WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRS, AT HIS OWN EXPENSE, OF ANY UTILITIES DAMAGED BY HIS CONSTRUCTION METHODS. MISS UTILITY MUST BE CONTACTED AT 811 AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN EXISTING OR PROPOSED RIGHT OF WAY.
24. ALL CONSTRUCTION DEBRIS, MATERIALS, DUMPSTERS, ETC. SHALL BE LOCATED OUTSIDE THE RIGHT OF WAY.
25. AUTHORIZED UNDERGROUND UTILITY INSTALLATIONS SHALL MAINTAIN A MINIMUM OF 36 INCHES OF COVER, INCLUDING UNDER DITCHES.
26. OVERHEAD UTILITY INSTALLATIONS WITHIN LIMITED ACCESS AND NON LIMITED ACCESS RIGHT OF WAY SHALL BE INSTALLED IN ACCORDANCE WITH VDOT LAND USE PERMIT REGULATIONS.
27. SIGHT DISTANCES AT ENTRANCES AND INTERSECTIONS SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. ANY OBJECT OR LANDSCAPING THAT OBSTRUCTS DRIVER VIEW SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE OR THE ENTRANCE MAY BE CLOSED AT VDOT'S DISCRETION.
28. THE PERMITEE IS RESPONSIBLE FOR PURSUING AND OBTAINING ANY AND ALL ENVIRONMENTAL PERMITS INCLUDING, BUT NOT LIMITED TO, WETLANDS, WATERS OF THE US, WATER QUALITY, THREATENED AND ENDANGERED SPECIES, HAZARDOUS MATERIALS, AND CULTURAL RESOURCES, REQUIRED TO PURSUE THE PROPOSED ACTIVITY BEFORE ANY CONSTRUCTION IS STARTED WITHIN STATE MAINTAINED RIGHT OF WAY LIMITS. DOCUMENTS RELATED TO THESE ACTIVITIES SHALL BE SUBMITTED WITH THE LAND USE PERMIT APPLICATION.
29. VDOT AND COUNTY APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED NECESSARY FOR ACCEPTANCE FOR VDOT MAINTENANCE OR COMMERCIAL ENTRANCE TO A STATE MAINTAINED ROAD.

MAINTENANCE OF TRAFFIC NARRATIVE:

THE MAINTENANCE OF TRAFFIC IS OF CRITICAL CONCERN IN ALL ROADWAY IMPROVEMENT PROJECTS. IT IS IMPERATIVE THAT AN ESTABLISHED TRAFFIC CONTROL PLAN REMAIN IN PLACE FOR THE DURATION OF THE PROJECT. THIS PROJECT IS IDENTIFIED AS A MODIFIED VERSION OF "STATIONARY OPERATION ON SHOULDER", FIGURE TTC-4.0. THIS PROJECT PROPOSES TO ADD A COMMERCIAL ENTRANCE AT THE BEGINNING OF THE EXISTING RIGHT TURN TAPER LANE FOR SOUTHBOUND TRAFFIC ON HYDRAULIC ROAD (SR 743); APPROXIMATELY 233 FEET FROM THE INTERSECTION WITH GEORGETOWN ROAD (SR 656). ADDITIONALLY, THE EXISTING RIGHT TURN TAPER LANE WILL BE EXTENDED 80 FEET TO THE NORTH ON HYDRAULIC ROAD. THE WORK ZONE SHALL BE 145 FEET, STARTING AT THE BEGINNING OF THE PROPOSED RIGHT TURN TAPER LANE EXTENSION. THE WORK ZONE HOURS SHALL BE FROM 9am-3pm. THE CONTRACTOR WILL MAKE ARRANGEMENTS TO STORE EQUIPMENT AND MATERIALS. RESIDENTS AND BUSINESS COMMUTERS WILL BE THE MAJOR TYPE OF TRAVELERS DURING THE DURATION OF THIS PROJECT. THE PROPOSED IMPROVEMENTS SHALL ALLOW CLEAR ACCESS BEYOND THE WORK ZONE TO ALLOW VEHICLES TO CONTINUE TO USE THE RIGHT TURN LANE ONTO GEORGETOWN ROAD. CONTRACTOR TO FOLLOW THE 2011 VIRGINIA WORK AREA PROTECTION MANUAL, REVISION 1, OR THE LATEST EDITION.

NOTE

CONTRACTOR TO USE THE SAME PRINCIPAL FOR SETTING UP THE WORK ZONE AS DEPICTED IN FIGURE TTC-16.2. THE EXISTING RIGHT-TURN TAPER WILL BE CLOSED AND CHANNELIZING DEVICES WILL BE USED ON THE SOUTH SIDE OF THE LANE CLOSURE TO ALLOW VEHICLES TO USE THE RIGHT TURN LANE BEYOND THE WORK ZONE.

CONTRACTOR'S RECORD DRAWING REQUIREMENTS

CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ANY CHANGES SUBSTITUTIONS, ALTERATIONS, VARIATIONS OR UNUSUAL CONDITIONS ENCOUNTERED OR IMPLEMENTED WHILE ENGAGED ON THIS PROJECT. THESE RECORDS SHALL BE IN THE FORM OF "REDLINES". "REDLINES" SHALL REFER TO THE CONTRACTOR'S HAND ANNOTATIONS USING RED COLORED PEN/PENCIL TO DEPICT ACTUAL CHANGE, SUBSTITUTION, OR CONDITION.

PRIOR TO CONTRACTOR REQUESTING PARTIAL OR FULL PAYMENT, CONTRACTOR SHALL PROVIDE THE OWNER WITH AN UP-TO-DATE CONTRACTOR'S RECORD DRAWING. SPECIFICALLY, THIS SET OF PLANS, ISSUED TO THE CONTRACTOR AS FINAL CONSTRUCTION DRAWINGS, SHALL BEAR THE "REDLINE" MARKINGS LISTED BELOW AS WELL AS THE CONTRACTOR (AGENT OR SUPERINTENDENT) SIGNATURE AND CERTIFICATION BELOW:

1. REDLINES SHOULD ALWAYS BE ACCURATE NEAT, LEGIBLE, DATED AND REASONABLY SCALED.
2. ADD LARGE RED LETTERS TO TITLE SHEET WITH 'CONTRACTOR'S RECORD DRAWING' INCLUDING CONTRACTOR'S NAME, DATE, AND OTHER RELEVANT INFORMATION
3. CONTRACTOR'S REPRESENTATIVE OR SUPERINTENDENT SHALL INITIAL EACH SHEET. IF A SHEET HAS NOT BEEN CHANGED AT ALL OR NO MARK HAS BEEN ADDED, LABEL THE SHEET ONLY 'NO CHANGES'
4. IF A SHEET HAS BEEN CHANGED OR MODIFICATIONS HAVE BEEN ADDED, LABEL IT 'REVISED'
5. USE WRITTEN EXPLANATION TO DESCRIBE CHANGES. REFER TO SPECIFIC ACTIONS INSTEAD OF REFERENCING CHANGE ORDER NUMBERS OR RELATED DOCUMENTS
6. USE CLEAR LETTERING
7. NEVER REMOVE OLD VALUES OR DETAILS, JUST REDLINE OR "X" THROUGH THEM. IF THERE IS NO ROOM FOR THE NEW VALUE, YOU CAN GO TO THE SIDE AND REDLINE THE REPLACEMENT VALUE.
8. PROVIDE THE REDLINE DETAILS OF CHANGES OR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO FABRICATION, ERECTION, INSTALLATION, LOCATION, SIZING, MATERIAL, DIMENSION, ADDITIONS, RELOCATIONS, SUBSTITUTIONS, ETC
9. BE SPECIFIC WHEN MAKING NOTES TO UNDERGROUND UTILITIES, SHOWING EXACT LOCATION, DEPTH, AND MATERIAL USED (EXAMPLE: SEWER LATERALS)
10. PROVIDE ALL NECESSARY INFORMATION OF CONTRACTOR'S DESIGNED SYSTEMS OR SUBSTITUTIONS
11. CROSS OUT ANY PLAN REFERENCE TO "APPROVED EQUAL" AND REPLACE WITH ANY SPECIFIC INFORMATION OF VARIANCE USED DURING THE CONSTRUCTION PROCESS
12. ANY CHANGES IN INVERT ELEVATIONS, GRADE MODIFICATIONS, SLOPES, AND RELATED INFORMATION ON PIPING UTILITIES, EARTHWORK, ETC. SHALL BE REDLINED.
13. RECORD ALL UNEXPECTED OBSTRUCTIONS, COMPLICATING FACTORS, UNSUITABLE CONDITIONS FOUND IN THE PROJECT AREA INCLUDING ROCK, UNUSUAL TOPSOIL CONDITIONS, BURIED DEBRIS, ETC.
14. ATTACH OR INCLUDE ANY SHOW DRAWINGS OR SUPPLEMENTAL INFORMATION TO THE CONTRACTOR'S RECORD DRAWING
15. CHANGES MADE AS A RESULT OF ANY REGULATORY OR OWNER INSPECTION PROCESS

CERTIFICATION STATEMENT:

THIS HAND-MARKED SET OF DRAWINGS HAS BEEN "REDLINED" TO PROVIDE ACCURATE DETAILED RECORD OF ANY SUBSTANTIVE CHANGES TO THE APPROVED DESIGN DRAWINGS. ANY ITEM NOT "REDLINED" ON THIS PLAN SET OR SUBSEQUENT PAGES SHOULD BE CONSIDERED TO BE "CONSTRUCTED IN ACCORDANCE WITH THE DESIGN AS SHOWN".

_____ _____ _____
NAME, TITLE DATE

FOR: _____ (CONTRACTOR)

Typical Traffic Control
Outside Lane Closure Operation on a Four-Lane Roadway
(Figure TTC-16.2)
NOTES

Standard:

1. **On divided highways having a median wider than 8', right and left sign assemblies shall be required.**

Guidance:

2. *Sign spacing should be 1300'-1500' for Limited Access highways. For all other roadways, the sign spacing should be 500'-800' where the posted speed limit is greater than 45 mph, and 350'-500' where the posted speed limit is 45 mph or less.*
3. *When closing a lane, a PCMS should be used in advance of the first warning sign if all of the left side signs cannot be installed.*[2]
4. *Care should be exercised when establishing the limits of the work zone to insure maximum possible sight distance in advance of the transition, based on the posted speed limit and at least equal to or greater than the values in Table 6H-3. For Limited Access highways a minimum of 1000' is desired.*
5. *All vehicles, equipment, workers, and their activities should be restricted to one side of the pavement.*

Standard:

6. **Taper length (L) and channelizing device spacing shall be at the following:**

Taper Length L

Speed Limit (mph)	Lane Width (Feet) 9	10	11	12	Remarks	Speed Limit (mph)	Lane Width (Feet) 9	10	11	12	Remarks
25	95	105	115	125	L=S²W/80	50	450	500	550	600	L=SW
30	135	150	165	180	L=S²W/60	55	495	550	605	660	L= SW
35	185	205	225	245	L=S²W/60	60	540	600	660	720	L=SW
40	240	270	295	320	L=S²W/60	65	585	650	715	780	L=SW
45	405	450	495	540	L=SW	70	630	700	770	840	L=SW
Limited Access highways shall use a 1000' merging taper regardless of the posted speed.											
Shifting Tapers see Table 6H-2.[2]						Shoulder Taper = ½ L Minimum					

7. **Channelizing device spacing shall be at the following:**

Channelizing Device Spacing								
Location Spacing	Speed Limit (mph) 0 -35	36 +	Location Spacing	Speed Limit (mph) 0 -35	36 +	Location Spacing	Speed Limit (mph) 0 -35	36 +
Transition	20'	40'	Travelway	40'	80'	* Construction Access	80'	120'

*Construction access spacing may be increased to this distance, but shall not exceed one access per ¼ mile.

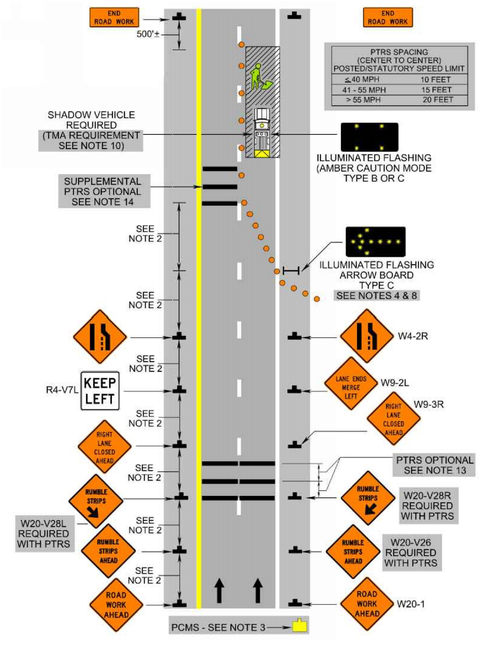
8. **An arrow board shall be used when a lane is closed. When more than one lane is closed, a separate arrow board shall be used for each closed lane (see Figure TTC-18).**
9. **The buffer space length shall be shown in Table 6H-3 on Page 6H-5 for the posted speed limit.**
10. **A shadow vehicle with either a Type B or C arrow board operating in the caution mode, or at least one high intensity amber rotating, flashing, or[1] oscillating light shall be parked 80'-120' in advance of the first work crew. When the posted speed limit is 45 mph or greater, a truck-mounted attenuator shall be used.**
11. **Vehicle hazard warning signals shall not be used instead of the vehicle's high-intensity amber rotating, flashing, or[1] oscillating lights but can be used to supplement the amber rotating, flashing, or[1] oscillating lights.**
12. **When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed as needed.**

Option:

13. PTRS and their supporting signs may be used, see Sections 6F.99 and 6G.25. Long-term transverse rumble strips may be used in long-term situations, see Section 6F.99 and TTC-20.[2]
14. The supplemental PTRS may be eliminated.[2]

1: Revision 1 – 4/1/2015
2: Revision 2 – 9/1/2019

Outside Lane Closure Operation on a Four-Lane Roadway
(Figure TTC-16.2)



2: Revision 2 – 9/1/2019

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REVISIONS

NO.	DATE	DESCRIPTION
1.	04/22/20	COUNTY COMMENTS

Jimmy L. Taggart
Lic. No. 22841
04/22/2020
PROFESSIONAL ENGINEER

FINAL SITE PLAN
GEORGETOWN HYDRAULIC
TAX MAP 60F PARCEL 3
COUNTY OF ALBEMARLE, VIRGINIA
TRAFFIC CONTROL PLAN

DATE: 10-25-2019
SCALE: NA
JOB: 19.0125
SDP-2019-00062

SHEET: 8 OF 12

PLANTING REQUIREMENTS

STREET TREE REQUIREMENTS
1 LARGE TREE PER 40' STREET FRONTAGE (ENTRANCE CORRIDOR-HYDRAULIC)
248.5 LF OF FRONTAGE

TREES REQUIRED = (248.5/40)= 6.2 TREES REQUIRED
TREES PROVIDED = 6

1 MEDIUM TREE PER 40' STREET FRONTAGE (GEORGETOWN)
79.6 LF OF FRONTAGE

TREES REQUIRED = (76.6/40)= 2 TREES REQUIRED
TREES PROVIDED = 2

TREE CANOPY CALCULATIONS
TOTAL SITE AREA = 1.05 AC (45,747 SF)
PRESERVATION AREA = 0.27 AC (11,648 SF)
NET SITE AREA = 0.78 AC (34,099 SF)

10% TREE CANOPY REQUIRED = 3,410 SF
TREE CANOPY PROVIDED = 8,267 SF (24.2%)

LANDSCAPED PARKING AREA
REQUIRED 5%/1 TREE PER 10 PARKING SPACES

AREA REQUIRED = 13,304 SF PARKING AREA * 5% = 665.2 SF
AREA PROVIDED = 1,164 SF (8.7%)

TREES REQUIRED = 35 SURFACE PARKING SPACES / 10= 3.5 TREES
TREES PROVIDED = 4 TREES

CONSERVATION AREA PLANTINGS
2:1 REPLANTING RATIO FOR EVERY TREE OVER 12" DBH

TREES REQUIRES = 3 TREES REMOVED * 2 = 6 TREES
TREES PROVIDED = 6 TREES

STREET TREE NOTES & DETAILS

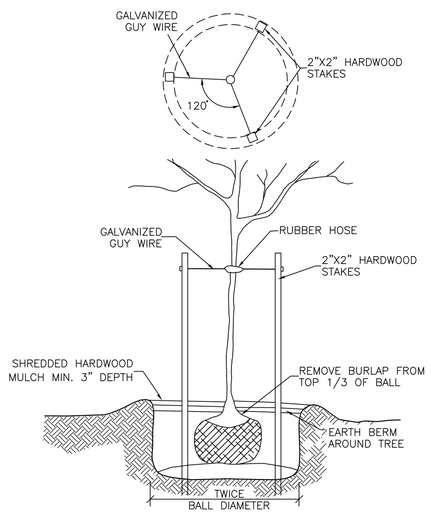
NOTES & MINIMUM STANDARDS

1. TREES SHOWN HEREON WERE SELECTED FROM ALBEMARLE COUNTY'S RECOMMENDED PLANT LIST. SUBSTITUTIONS MUST BE APPROVED BY THE ALBEMARLE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE LANDSCAPE ARCHITECT.
2. IF A SUBSTITUTION BECOMES NECESSARY, FEMALE GINGKO BILOBA WILL NOT BE USED.
3. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
4. TREES SHALL BE 2.5" MINIMUM CALIPER MEASURED 6" ABOVE GROUND LEVEL WHEN PLANTED.
5. TIMING OF INSTALLATION: ALL LANDSCAPING SHALL BE INSTALLED BY THE FIRST PLANTING SEASON FOLLOWING THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY WITHIN THE DEVELOPMENT, OR PHASE THEREOF.
6. ALL TREES TO BE PLANTED SHALL MEET THE SPECIFICATION OF THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANTING SHALL BE DONE IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS OR THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD AND BRIDGE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
7. CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT "MISS UTILITY" AT 1-800-552-7001.
8. ALL PLANT MATERIAL TO BE GUARANTEED DURING INSTALLATION AND UNTIL FINAL PROJECT ACCEPTANCE. ANY PLANT MATERIAL WHICH DIES, IS DAMAGED OR DISEASED, OR IS UNHEALTHY AND IN UNSIGHTLY CONDITION, OR OTHER CAUSES DUE TO CONTRACTOR'S NEGLIGENCE SHALL BE REPLACED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
9. MAINTAINING AND REPLACING STREET TREES: ALL STREET TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION BY THE OWNER AND REPLACED WHEN NECESSARY. REPLACEMENT MATERIAL SHALL COMPLY WITH THE APPROVED PLAN.
10. 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.

PLANT SCHEDULE

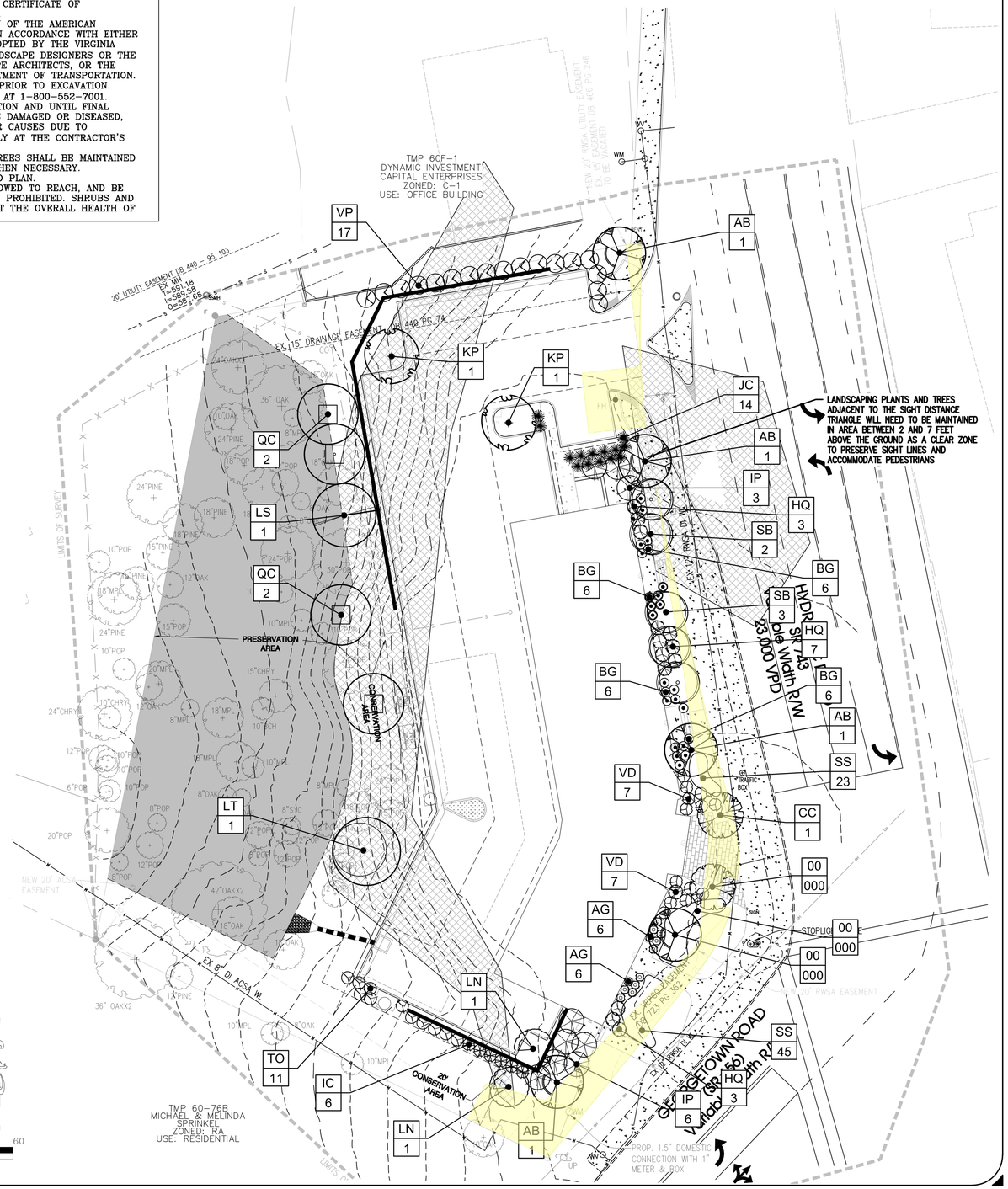
KEY	QNTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTE	10-YEAR TREE COVERAGE AREA (SF)	TOTAL (SF)
Canopy Tree							
AB	5	Acer rubrum "Brandywine"	BRANDYWINE RED MAPLE	3.5" Cal	B&B	452	2260
KP	2	Koelreuteria paniculata	GOLDENRAIN TREE	2.5" Cal.	B&B	380	760
LS	2	Liquidambar styraciflua	SWEET GUM	2.5" Cal.	B&B	288	576
LT	1	Lirodendron tulipifera	TULIP POPLAR	2.5" Cal.	B&B	430	430
QC	4	Quercus coccinea	SCARLET OAK	2.5" Cal.	B&B	419	1676
Understory Tree							
SB	5	Amelanchier x grandiflora "Autumn Brilliance"	AUTUMN BRILLIANCE SERVICEBERRY	6-7' Ht.	B&B	130	650
CC	2	Cercis canadensis "Forest Pansy"	FOREST PANSY REDBUD	6-7' Ht.	B&B	124	248
LN	2	Lagerstroemia x 'Natchez'	NATCHEZ CREPE MYRTLE	7-8' Ht.	B&B	88	176
Evergreen Tree							
IC	6	Ilex x 'Conty'	LIBERTY HOLLY	3-4' Ht.	B&B	10	60
IP	9	Ilex x "Conot"	PATRIOT RED HOLLY	7-8' Ht.	B&B	44	396
TO	11	Thuja occidentalis "Emerald Green"	EMERALD GREEN ARBORVITA	3-4' Ht.	B&B	8	88
Shrub							
AG	18	Abelia x grandiflora 'Little Richard'	LITTLE RICHARD ABELIA	24" Ht.	Cont.		
BG	24	Buxus x "Glencoe"	CHICAGOLAND GREEN BOXWOOD	24" Ht.	Cont.		
HQ	14	Hydrangea quercifolia "Ruby Slippers"	RUBY SLIPPERS OAKLEAF HYDRANGEA	24" Ht.	Cont.		
JC	14	Juniperus chinensis "Nick's Compact"	NICK'S COMPACT JUNIPER	24" Ht.	Cont.		
VD	13	Viburnum dentatum "Christom"	BLUE MUFFIN ARROWWOOD VIBURNUM	24" Ht.	Cont.	31	403
VP	17	Viburnum x pragense	PRAUGUE VIBURNUM	4-5' Ht.	B&B	32	544
Grasses							
SS	129	Schizachyrium scoparium 'Carousel'	CAROUSEL LITTLE BLUESTEM	1 Gal.	24" O.C.		
						TOTAL	8,267

DECIDUOUS TREE PLANTING DETAIL



TREES TO BE REMOVED:

TREES 12" OR GREATER TO BE REMOVED IN CONSERVATION EASEMENT ARE:
1. 18" POPLAR
2. 20" POPLAR
3. 18" OAK



ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
SERVING VIRGINIA SINCE 1956
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 434-977-0205 - FAX 434-296-5220 - EMAIL INFO@ROUDABUSH.COM

REVISIONS

NO.	DATE	DESCRIPTION
1.	04/22/20	COUNTY COMMENTS

COMMONWEALTH OF VIRGINIA
Jimmy L. Taggart
Lic. No. 22841
04/22/2020
PROFESSIONAL ENGINEER

FINAL SITE PLAN
GEORGETOWN HYDRAULIC
TAX MAP 60F PARCEL 3
COUNTY OF ALBEMARLE, VIRGINIA
LANDSCAPE PLAN, NOTES & DETAILS

DATE: 10-25-2019
SCALE: 1":20'
JOB: 19.0125
SDP-2019-00062

SHEET: 9 OF 12

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Efficiency	Distribution	Plot	Notes
	A		3	NLS Lighting	VSS-1-T4-48L-1-40K-UNV-HSS	T4 OPTICS WITH BLACK HSS	LED	1	VSS-1-T4-48L-1-40K-HSS.IES	9518	1	1	156	100%			
	D		1	NLS Lighting LLC	VSS-S-T4-32L-7-40K-UNV	Arm Mounted luminaire with T4 Optics	LED	1	VSS-S-T4-32L-7-40K.IES	8140	1	1	71	100%			
	E		4	ELITE	HM6-LED-900L-MD-40K--CL-WH		LED	1	HM6-LED-900L-MD-40K-CL-WH_IESNA2002.IES	937	1	1	11.9	101%			
	G		2	WAC Lighting	DS-WS05-F30A-WT	Recessed light	BXRA-30E1200-B	1	DS-WS05-F30A-WT.IES	1457	1	1	24.3	100%			

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Front of Building	+	0.7 fc	7.1 fc	0.0 fc	N/A	N/A
Georgetown Hydraulics	*	2.1 fc	8.6 fc	0.0 fc	N/A	N/A
LEED 15' offste property linc calculations	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Property Line	◇	0.0 fc	0.1 fc	0.0 fc	N/A	N/A

Luminaire Locations

No.	Label	MH	Tilt
1	A	15.00	0.00
2	A	15.00	0.00
3	A	15.00	0.00
1	D	15.00	0.00
1	E	11.00	0.00
2	E	11.00	0.00
3	E	11.00	0.00
4	E	11.00	0.00
1	G	12.00	0.00
2	G	12.00	0.00

NOTE:

EACH OUTDOOR LUMINAIRE EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE INITIAL LUMENS SHALL BE A FULL CUTOFF LUMINAIRE AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND FROM ADJACENT ROADS. THE SPILLOVER OF LIGHTING FROM LUMINAIRES ONTO PUBLIC ROADS AND PROPERTY IN RESIDENTIAL OR RURAL AREAS ZONING DISTRICTS SHALL NOT EXCEED ONE HALF FOOTCANDLE.

TUBE ARCHITECTURAL DS-WS05
LED Wall Mounts

WAC LIGHTING
Responsible Lighting®





Fixture Type: G
Catalog Number: DS-WS05-F-30A-BZ
Project:
Location:

PRODUCT DESCRIPTION
The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

FEATURES
- High performance exterior rated LED wall mount light
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

SPECIFICATIONS
Input: Universal voltage 120V~277VAC, 50-60Hz
Dimming: Electronic low voltage (ELV) : 100%~5% (120V only)
0-10V: 100%~1% (120-277V)
Light Source: High output 3 Step Mac Adam Ellipse COB
Rated life of 60,000 hours at L70
Finish: Electrostatic powder coated, white, black, bronze and graphite
Standards: ENS rated, ETL & cETL wet location listed,
Energy Star® 2.0 rated (labeled with *)
Operating Temp: +13°F to 122°F (+25°C to 50°C)

ORDERING NUMBER

Diameter	Watt	Beam	Beam Angle	Color Temp	CRI	Lumen	CBCP	Efficacy (lm/w)	Light Distribution
DS-WS05	5"	27W	S Straight up or down	15°	9075	2700K	90	1680	8526	62
					275	2700K	85	1800	9133	67
					9005	3000K	90	1700	8639	63
					305	3000K	85	1995	10126	74
					355	3500K	85	2190	11118	81
					405	4000K	85	2360	11981	88
			N Straight up or down	25°	9075	2700K	90	1730	5513	64
					275	2700K	85	1855	5978	69
					9005	3000K	90	1750	5587	65
					305	3000K	85	2055	6548	76
					355	3500K	85	2255	7190	84
					405	4000K	85	2350	7626	88
			F Straight up or down	33°	9075	2700K	90	1725	4246	64
					275	2700K	85	1850	4557	69
					9005	3000K	90	1745	4302	65
					305	3000K	85	2045	5043	76
					355	3500K	85	2245	5537	83
					405	4000K	85	2320	5719	86
			F Away from the wall	N/A	927A	2700K	90	1815		67
					27A*	2700K	85	1950		72
					930A	3000K	90	1840	N/A	68
					30A*	3000K	85	2135		80
					35A*	3500K	85	2370		88
					40A*	4000K	85	2445		91
			F Towards the wall	N/A	927B	2700K	90	1815		67
					27B*	2700K	85	1950		72
					930B	3000K	90	1840	N/A	68
					30B*	3000K	85	2135		80
					35B*	3500K	85	2370		88
					40B*	4000K	85	2445		91

Finish: BK Black, WT White, BZ Bronze, GH Graphite

DS-WS05-____-____
Example: **DS-WS05-F930A-WT**

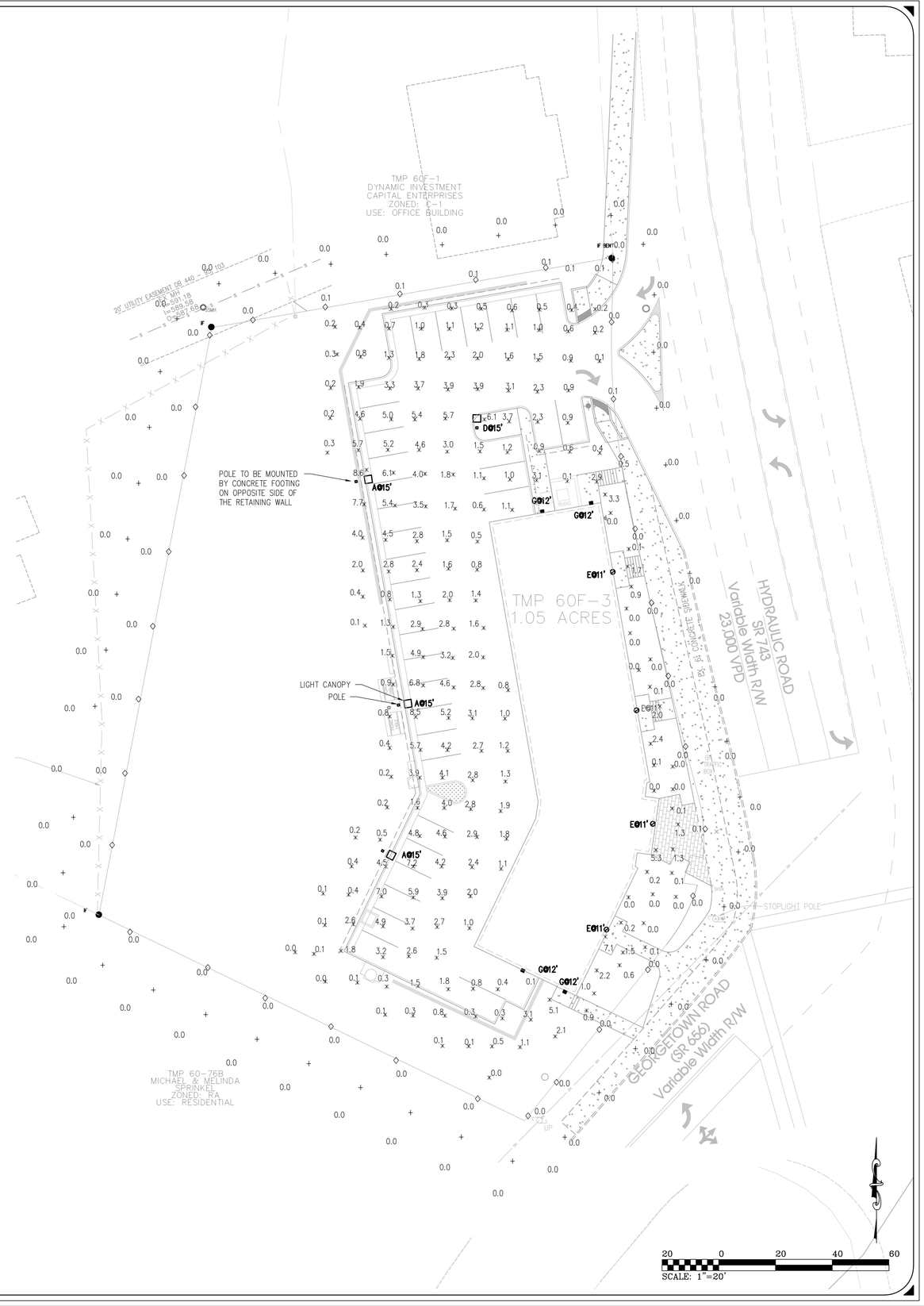
waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. APR 2019



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REVISIONS

NO.	DATE	DESCRIPTION
1.	04/22/20	COUNTY COMMENTS

COMMONWEALTH OF VIRGINIA
Jimmy L. Taggart
Lic. No. 22841
04/22/2020
PROFESSIONAL ENGINEER

FINAL SITE PLAN
GEORGETOWN HYDRAULIC
TAX MAP 60F PARCEL 3
COUNTY OF ALBEMARLE , VIRGINIA
PHOTOMETRIC PLAN & DETAILS

DATE: 10-25-2019
SCALE: 1"=20'
JOB: 19.0125
SDP-2019-00062
SHEET: 10 OF 12

TYPE A

NLS LIGHTING — VSS-1

SITE LIGHTING



FORM AND FUNCTION
- Sleek, low profile housing
- Engineered for optimum thermal management
- Low depreciation rate
- Optical system designed for:
  - Parking Lots
  - Commercial Applications

CONSTRUCTION
- Die Formed heavy duty Aluminum
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB

FINISH
- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.

LISTINGS
- Certified to UL 1598
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated

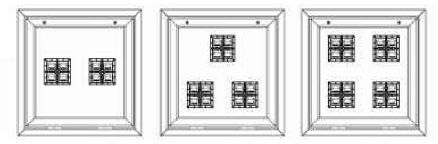
LED WATTAGE CHART

	32L	48L	64L
350 milliamps	-	-	-
530 milliamps	-	-	-
700 milliamps	71w	104w	136w
1050 milliamps	106w	156w	205w

Project Name: GEORGETOWN HYDRAULIC Type: A

VSS-1	T4	48L	1	40K	UNV	DP6	BRZ	HSS
Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
Value Series Square 1 (VSS-1)	Type 2 (T2) Type 3 (T3) Type 4 (T4) Type 5 (T5) Nema 3 30° Narrow Beam (N3)	32 (32L) 48 (48L) 64 (64L)	700 (7) 1050 (1)	3000K (30K) 4000K (40K) 5000K (50K)	120-277 (UNV) 340-480 (HV)	Direct Pole Single, D180 6" (DP6) D90, T90, T120, QD 10" (DP10) *For Round Poles please order RPA Adaptor *See next page for Arm Configurations Knuckle Mount (KM) Trunion Mount (TM) Wall Mount (WM) *Includes 6" Bolt On Arm Tennis Arm (TA)	Bronze (BRZ) White (WHT) Silver (SVR) Black (BLK) Graphite (GPH) Grey (GRY) Custom (CS)	Bird Spikes (BS) Marine Grade Finish (MGF) Surge Protector (10K) Nema 7-Pin Receptacle (PE7) Photocell (PC) *Universal Voltage 120-277 Photocell + Receptacle (PCR) Motion Sensor (MS) FSP-211 with Motion Sensor (UNV Voltage) For 8' + Below (FSP-8) For 9' to 20' (FSP-20) For 21' to 40' (FSP-40) *Motion Sensor and FSP-211 are integral to the fixture Quick Mount Bracket (QMB) Retrofit Quick Mount Bracket (RQMB) Internal Microwave Motion Sensor (IMMS) Rotate Optic Right (ROR) Rotate Optic Left (ROL) Round Pole Adaptor 3"-4" Pole (RPA4) Round Pole Adaptor 5"-6" Pole (RPA5) House Side Shields (HSS) *HSS not applicable with N3 - NEMA 30° Optics Automotive House Side Shield (AHS) Acrylic Optics (AO)

OPTICAL CONFIGURATIONS
Rotatable Optics (ROR) Rotated Right, (ROL) Rotated Left options available. Optics field and factory rotatable.



VSS-1 / 32L VSS-1 / 48L VSS-1 / 64L

LUMENS

PART NUMBER	N3	LM/W	T2	LM/W	DLC	BUG	T3 HSS	LM/W	BUG	T3	LM/W	DLC	BUG	T4 AHS	LM/W	T4 HSS	LM/W	BUG	T4	LM/W	DLC	BUG	T5	LM/W	DLC	BUG	W
VSS-1-32L-7-30K	7952	112	7384	104	S	B1-U0-G1	4118	58	B0-U0-G1	7242	102	S	B2-U0-G2	5112	72	4047	57	B0-U0-G1	7668	108	S	B2-U0-G2	8179	115	P	B3-U0-G2	71
VSS-1-32L-7-40K	8236	116	8023	113	P	B2-U0-G2	4402	62	B0-U0-G1	7952	112	P	B2-U0-G2	5396	76	4331	61	B0-U0-G1	8307	117	P	B2-U0-G2	8946	126	P	B3-U0-G2	71
VSS-1-32L-7-50K	8520	120	8662	122	P	B2-U0-G2	4686	66	B0-U0-G1	8520	120	P	B2-U0-G2	5680	80	4615	65	B0-U0-G2	8946	126	P	B2-U0-G2	9585	135	P	B3-U0-G2	71
VSS-1-32L-1-30K	11872	112	10706	101	S	B2-U0-G2	6148	58	B0-U0-G2	10600	100	S	B2-U0-G2	7632	72	6042	57	B0-U0-G2	10812	102	S	B2-U0-G2	11125	105	S	B4-U0-G2	106
VSS-1-32L-1-40K	12296	116	11660	110	S	B2-U0-G2	6572	62	B0-U0-G2	11554	109	S	B2-U0-G2	8056	76	6466	61	B0-U0-G2	11766	111	S	B2-U0-G2	12190	115	S	B4-U0-G2	106
VSS-1-32L-1-50K	12720	120	12508	118	S	B2-U0-G2	6996	66	B0-U0-G2	12402	117	P	B2-U0-G2	8480	80	6890	65	B0-U0-G2	12508	118	S	B2-U0-G2	13144	124	P	B4-U0-G2	106
VSS-1-48L-7-30K	11648	112	10816	104	S	B2-U0-G2	6032	58	B0-U0-G2	10712	103	S	B2-U0-G2	7488	72	5928	57	B0-U0-G2	11232	108	S	B2-U0-G2	12272	118	P	B4-U0-G2	104
VSS-1-48L-7-40K	12064	116	11752	113	S	B2-U0-G2	6448	62	B0-U0-G2	11648	112	S	B2-U0-G2	7904	76	6344	61	B0-U0-G2	12168	117	S	B2-U0-G2	13312	128	P	B4-U0-G2	104
VSS-1-48L-7-50K	12480	120	12688	122	P	B2-U0-G2	6864	66	B0-U0-G2	12480	120	P	B2-U0-G2	8320	80	6760	65	B0-U0-G2	13104	126	P	B3-U0-G3	14248	137	P	B4-U0-G2	104
VSS-1-48L-1-30K	17472	112	16559	106	S	B3-U0-G3	9048	58	B0-U0-G2	15756	101	S	B3-U0-G3	11232	72	8892	57	B1-U0-G2	15912	102	S	B3-U0-G3	16536	106	S	B4-U0-G2	156
VSS-1-48L-1-40K	18096	116	17160	110	S	B3-U0-G3	9672	62	B1-U0-G2	17004	109	S	B3-U0-G3	11856	76	9516	61	B1-U0-G2	17316	111	S	B3-U0-G3	17940	115	S	B4-U0-G2	156
VSS-1-48L-1-50K	18720	120	18408	118	P	B3-U0-G3	10296	66	B1-U0-G2	18252	117	P	B3-U0-G3	12480	80	10140	65	B1-U0-G2	18408	118	P	B3-U0-G3	19188	123	P	B4-U0-G2	156
VSS-1-64L-7-30K	15232	112	14144	104	S	B2-U0-G2	7888	58	B0-U0-G2	13736	101	S	B3-U0-G3	9792	72	7752	57	B0-U0-G2	14688	108	S	B3-U0-G3	16048	118	S	B4-U0-G2	136
VSS-1-64L-7-40K	15776	116	15368	113	S	B3-U0-G3	8432	62	B0-U0-G2	14824	109	S	B3-U0-G3	10336	76	8296	61	B1-U0-G2	15912	117	P	B3-U0-G3	17408	128	S	B4-U0-G2	136
VSS-1-64L-7-50K	16320	120	16592	122	P	B3-U0-G3	8976	66	B0-U0-G2	16048	118	P	B3-U0-G3	10880	80	8840	65	B1-U0-G2	17136	126	P	B3-U0-G3	18632	137	P	B4-U0-G2	136
VSS-1-64L-1-30K	22960	112	21730	106	S	B3-U0-G3	11890	58	B1-U0-G2	20705	101	S	B3-U0-G3	14760	72	11685	57	B1-U0-G2	20910	102	S	B3-U0-G3	21730	106	S	B5-U0-G3	205
VSS-1-64L-1-40K	23780	116	22550	110	S	B3-U0-G3	12710	62	B1-U0-G2	22345	109	S	B3-U0-G3	15580	76	12505	61	B1-U0-G3	22755	111	S	B3-U0-G3	23575	115	S	B5-U0-G3	205
VSS-1-64L-1-50K	24600	120	24190	118	P	B3-U0-G3	13530	66	B1-U0-G2	23780	116	P	B3-U0-G3	16400	80	13325	65	B1-U0-G3	24190	118	P	B3-U0-G4	25215	123	P	B5-U0-G3	205

*DLC S= Standard P= Premium

L70/L90 DATA

Temp.	VSS-1 L70	VSS-1 L90
25°C	483,000	>60,000
50°C	180,000	>60,000

DPX ARM LENGTH

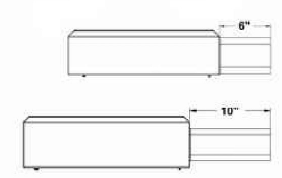
DPX ARM LENGTH	SGL	D90	D180	T90	T120	QD
VSS-1	6"	10"	6"	10"	10"	10"

6" - DPX6 \| 10" - DPX10

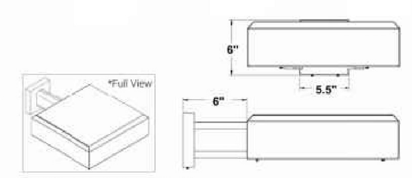
EPA

EPA	SGL	D90	D180	T90	T120	QD
VSS-1	0.90	1.52	1.80	2.34	2.43	2.34

MOUNTING OPTIONS



DIRECT POLE (DP)
Standard mounting arm is extruded aluminum in lengths of 6", And 10"
*Arm lengths may vary depending on configuration



WALL MOUNT (WM)
Cast Aluminum Plate for direct wall mount.
6" extruded aluminum arm mounts directly to a cast wall mount box.

NLS LIGHTING 701 Kingshill Place, Carson, CA 90746 Call Us Today (310) 341-2037 nlslighting.com

NLS LIGHTING — SQUARE STRAIGHT STEEL POLE

POLES + BASES

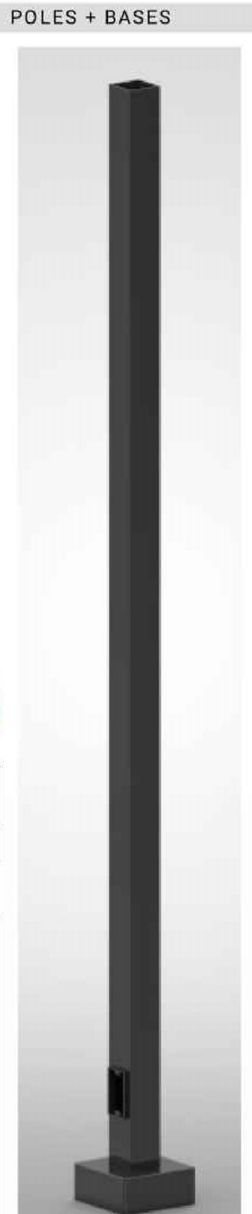
POLE
Shall be Straight Steel Grade B Extrusion with yield of 46,000 PSI. Conforms to ASTM A500 Standards. Poles have ground lug welded inside hand-hole opposite side of the pole extrusion. Pole Extrusion is conjoined to Anchor Base by welding internal to pole shaft and external to pole shaft. Hand Hole reinforcement is Constructed of 3"x 5" rectangular steel tubing which is welded to pole shaft for added strength.

ANCHOR BASE
Manufactured from A36 Steel rated at 36,000 PSi, conforms the ASTM –A36 standards. Base Plate vary in size from 1" thick for poles 21 feet and over, 3/4" thick for poles 10 to 20 feet.

COATING
All poles have minimum 3mm powder coat finish. All poles are sandblasted prior to powder coat application.

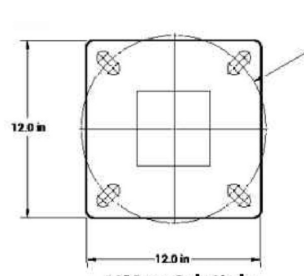
ANCHORAGE
All anchor bolts are fully hot dipped galvanized and come with two galvanized nuts and washers per bolt.

BASE COVER, HAND HOLE COVER AND POLE CAP
All poles come with removable polymer pole cap installed. All poles caps are black finish. All base covers are made of aluminum and powder coated to match the pole. The hand hole covers are provided with internal bridge support and also powder coated to match pole finish.

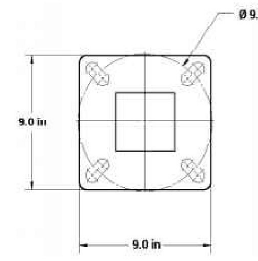


Project Name: GEORGETOWN HYDRAULIC Type: A,D POLE

SSSP	15	4S	7G	9BC	SGL	BRZ	3430	
Cat #	Height	Pole Dim.	Size	Base Pattern	Orient	Color	Bolts	Enhancements
Square Straight Steel Pole (SSSP)	10' (10) 12' (12) 14' (14) 16' (16) 18' (18) 20' (20) 22' (22) 24' (24) 25' (25) 26' (26) 28' (28) 30' (30) 35' (35)	4" Square (4S) 5" Square (5S) 6" Square (6S)	.120 in (11G) .180 in (7G)	(10'-20') 8 3/16 - 10 3/16" Bolt Circle (9BC) (22'-35') 11½ - 14" Bolt Circle (12BC) (39') 15 in Bolt Circle (15BC)	Single (SGL) Double (D-90) (D-180) Triple (T-90) Quad (QD)	Bronze (BRZ) White (WHT) Silver (SVR) Green (GRN) Hunter Green (HGN) Black (BLK) Graphite (GPH) Grey (GRY) Custom (CS)	3/4" x 30" (3430) 1" x 36" (136)	GFI Kit (GFI) GFI Provision Only (PROV) Galvanized (GLV) Anti Corrosion (ACP) Tenon 2 3/8" Round (T2R) 3" Round (T3R) 3 ½" Round (T312R) 4 ½" Round (T412R) 3 ½" Square (T312S) 4 ½" Square (T412S) 5 ½" Square (T512S)



12" Base Bolt Circle



9" Base Bolt Circle

POLE EPA DATA

Maximum EPA (ft) Allowable

POLE HEIGHT	POLE DIA.	SIZE	BASE PLATE	BOLT CIRCLE BOLTS	BOLTS	80 Mph	90 Mph	100 Mph
10'	4" SQ	.120	9" Sq. x ¾"	9 3/16"	¾" x 30"	26.8	18.7	15.5
12'	4" SQ	.120	9" Sq. x ¾"	9 3/16"	¾" x 30"	20.5	15.5	9.7
14'	4" SQ	.120	9" Sq. x ¾"	9 3/16"	¾" x 30"	16.5	11.4	9.7
15'	4" SQ	.180	9" Sq. x ¾"	9 3/16"	¾" x 30"	18.2	12.2	10.4
16'	4" SQ	.120	9" Sq. x ¾"	9 3/16"	¾" x 30"	13.5	9.8	8.6
17-½'	4" SQ	.120	9" Sq. x ¾"	9 3/16"	¾" x 30"	12.4	9.0	7.2
18'	4" SQ	.120	9" Sq. x ¾"	9 3/16"	¾" x 30"	9.8	7.2	5.4
20'	4" SQ	.120	9" Sq. x ¾"	9 3/16"	¾" x 30"	8.2	5.5	4.0
20'	4" SQ	.180	9" Sq. x ¾"	9 3/16"	¾" x 30"	14.5	10.0	7.6
20'	5" SQ	.120	12" Sq. x 1"	12 ¾"	1"x 36"	16.2	11.3	7.9
20'	5" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	26.2	21.2	15.4
22'	4" SQ	.120	12" Sq. x 1"	12 ¾"	1"x 36"	6.3	3.7	1.8
22'	4" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	11.8	7.9	5.3
22'	5" SQ	.120	12" Sq. x 1"	12 ¾"	1"x 36"	12.5	8.3	5.4
22'	5" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	21.1	15.2	10.9
24'	4" SQ	.120	12" Sq. x 1"	12 ¾"	1"x 36"	5.3	2.7	1.5
24'	4" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	10.8	6.8	4.2
24'	5" SQ	.120	12" Sq. x 1"	12 ¾"	1"x 36"	5.3	2.7	1.5
24'	5" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	19.8	13.7	9.1
25'	4" SQ	.120	12" Sq. x 1"	12 ¾"	1"x 36"	4.7	2.5	1.2
25'	4" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	10.9	7.4	5.2
25'	5" SQ	.120	12" Sq. x 1"	12 ¾"	1"x 36"	10.2	6.6	1.6
25'	5" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	18.9	13.2	9.6
26'	4" SQ	.120	12" Sq. x 1"	12 ¾"	1"x 36"	4.7	2.5	1.2
26'	4" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	10.7	7.1	4.9
26'	5" SQ	.120	12" Sq. x 1"	12 ¾"	1"x 36"	9.8	6.3	1.3
26'	5" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	18.5	12.9	9.4
28'	4" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	6.0	2.2	1.6
28'	5" SQ	.120	12" Sq. x 1"	12 ¾"	1"x 36"	5.8	3.2	1.5
28'	5" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	12.2	7.8	4.6
28'	6" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	21.7	14.6	9.8
30'	5" SQ	.120	12" Sq. x 1"	12 ¾"	1"x 36"	5.2	2.3	-
30'	5" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	11.6	6.9	4.1
30'	6" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	18.8	12.7	8.3
32'	5" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	10.1	4.9	2.6
32'	6" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	16.6	8.4	5.2
35'	5" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	6.8	2.4	1.9
35'	6" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	12.2	7.1	3.9
39'	5" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	3.1	-	-
39'	6" SQ	.180	12" Sq. x 1"	12 ¾"	1"x 36"	7.3	3.0	-

A,D POLE (15' / 4" SQ / .180 row)

NLS LIGHTING 701 Kingshill Place, Carson, CA 90746 Call Us Today (310) 341-2037 nlslighting.com

TYPE D

NLS LIGHTING — VSS-1

SITE LIGHTING



FORM AND FUNCTION
- Sleek, low profile housing
- Engineered for optimum thermal management
- Low depreciation rate
- Optical system designed for:
  - Parking Lots
  - Commercial Applications

CONSTRUCTION
- Die Formed heavy duty Aluminum
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB

FINISH
- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.

LISTINGS
- Certified to UL 1598
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated

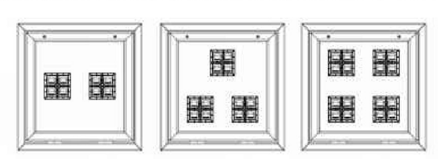
LED WATTAGE CHART

	32L	48L	64L
350 milliamps	-	-	-
530 milliamps	-	-	-
700 milliamps	71w	104w	136w
1050 milliamps	106w	156w	205w

Project Name: GEORGETOWN HYDRAULIC Type: D

VSS-1	T4	32L	7	40K	UNV	DP6	BRZ	HSS
Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
Value Series Square 1 (VSS-1)	Type 2 (T2) Type 3 (T3) Type 4 (T4) Type 5 (T5) Nema 3 30° Narrow Beam (N3)	32 (32L) 48 (48L) 64 (64L)	700 (7) 1050 (1)	3000K (30K) 4000K (40K) 5000K (50K)	120-277 (UNV) 340-480 (HV)	Direct Pole Single, D180 6" (DP6) D90, T90, T120, QD 10" (DP10) *For Round Poles please order RPA Adaptor *See next page for Arm Configurations Knuckle Mount (KM) Trunion Mount (TM) Wall Mount (WM) *Includes 6" Bolt On Arm Tennis Arm (TA)	Bronze (BRZ) White (WHT) Silver (SVR) Black (BLK) Graphite (GPH) Grey (GRY) Custom (CS)	Bird Spikes (BS) Marine Grade Finish (MGF) Surge Protector (10K) Nema 7-Pin Receptacle (PE7) Photocell (PC) *Universal Voltage 120-277 Photocell + Receptacle (PCR) Motion Sensor (MS) FSP-211 with Motion Sensor (UNV Voltage) For 8' + Below (FSP-8) For 9' to 20' (FSP-20) For 21' to 40' (FSP-40) *Motion Sensor and FSP-211 are integral to the fixture Quick Mount Bracket (QMB) Retrofit Quick Mount Bracket (RQMB) Internal Microwave Motion Sensor (IMMS) Rotate Optic Right (ROR) Rotate Optic Left (ROL) Round Pole Adaptor 3"-4" Pole (RPA4) Round Pole Adaptor 5"-6" Pole (RPA5) House Side Shields (HSS) *HSS not applicable with N3 - NEMA 30° Optics Automotive House Side Shield (AHS) Acrylic Optics (AO)

OPTICAL CONFIGURATIONS
Rotatable Optics (ROR) Rotated Right, (ROL) Rotated Left options available. Optics field and factory rotatable.



VSS-1 / 32L VSS-1 / 48L VSS-1 / 64L

LUMENS

PART NUMBER	N3	LM/W	T2	LM/W	DLC	BUG	T3 HSS	LM/W	BUG	T3	LM/W	DLC	BUG	T4 AHS	LM/W	T4 HSS	LM/W	BUG	T4	LM/W	DLC	BUG	T5	LM/W	DLC	BUG	W
VSS-1-32L-7-30K	7952	112	7384	104	S	B1-U0-G1	4118	58	B0-U0-G1	7242	102	S	B2-U0-G2	5112	72	4047	57	B0-U0-G1	7668	108	S	B2-U0-G2	8179	115	P	B3-U0-G2	71
VSS-1-32L-7-40K	8236	116	8023	113	P	B2-U0-G2	4402	62	B0-U0-G1	7952	112	P	B2-U0-G2	5396	76	4331	61	B0-U0-G1	8307	117	P	B2-U0-G2	8946	126	P	B3-U0-G2	71
VSS-1-32L-7-50K	8520	120	8662	122	P	B2-U0-G2	4686	66	B0-U0-G1	8520	120	P	B2-U0-G2	5680	80	4615	65	B0-U0-G2	8946	126	P	B2-U0-G2	9585	135	P	B3-U0-G2	71
VSS-1-32L-1-30K	11872	112	10706	101	S	B2-U0-G2	6148	58	B0-U0-G2	10600	100	S	B2-U0-G2	7632	72	6042	57	B0-U0-G2	10812	102	S	B2-U0-G2	11125	105	S	B4-U0-G2	106
VSS-1-32L-1-40K	12296	116	11660	110	S	B2-U0-G2	6572	62	B0-U0-G2	11554	109	S	B2-U0-G2	8056	76	6466	61	B0-U0-G2	11766	111	S	B2-U0-G2	12190	115	S	B4-U0-G2	106
VSS-1-32L-1-50K	12720	120	12508	118	S	B2-U0-G2	6996	66	B0-U0-G2	12402	117	P	B2-U0-G2	8480	80	6890	65	B0-U0-G2	12508	118	S	B2-U0-G2	13144	124	P	B4-U0-G2	106
VSS-1-48L-7-30K	11648	112	10816	104	S	B2-U0-G2	6032	58	B0-U0-G2	10712	103	S	B2-U0-G2	7488	72	5928	57	B0-U0-G2	11232	108	S	B2-U0-G2	12272	118	P	B4-U0-G2	104
VSS-1-48L-7-40K	12064	116	11752	113	S	B2-U0-G2	6448	62	B0-U0-G2	11648	112	S	B2-U0-G2	7904	76	6344	61	B0-U0-G2	12168	117	S	B2-U0-G2	13312	128	P	B4-U0-G2	104
VSS-1-48L-7-50K	12480	120	12688	122	P	B2-U0-G2	6864	66	B0-U0-G2	12480	120	P	B2-U0-G2	8320	80	6760	65	B0-U0-G2	13104	126	P	B3-U0-G3	14248	137	P	B4-U0-G2	104
VSS-1-48L-1-30K	17472	112	16559	106	S	B3-U0-G3	9048	58	B0-U0-G2	15756	101	S	B3-U0-G3	11232	72	8892	57	B1-U0-G2	15912	102	S	B3-U0-G3	16536	106	S	B4-U0-G2	156
VSS-1-48L-1-40K	18096	116	17160	110	S	B3-U0-G3	9672	62	B1-U0-G2	17004	109	S	B3-U0-G3	11856	76	9516	61	B1-U0-G2	17316	111	S	B3-U0-G3	17940	115	S	B4-U0-G2	156
VSS-1-48L-1-50K	18720	120	18408	118	P	B3-U0-G3	10296	66	B1-U0-G2	18252	117	P	B3-U0-G3	12480	80	10140	65	B1-U0-G2	18408	118	P	B3-U0-G3	19188	123	P	B4-U0-G2	156
VSS-1-64L-7-30K	15232	112	14144	104	S	B2-U0-G2	7888	58	B0-U0-G2	13736	101	S	B3-U0-G3	9792	72	7752	57	B0-U0-G2	14688	108	S	B3-U0-G3	16048	118	S	B4-U0-G2	136
VSS-1-64L-7-40K	15776	116	15368	113	S	B3-U0-G3	8432	62	B0-U0-G2	14824	109	S	B3-U0-G3	10336	76	8296	61	B1-U0-G2	15912	117	P	B3-U0-G3	17408	128	S	B4-U0-G2	136
VSS-1-64L-7-50K	16320	120	16592	122	P	B3-U0-G3	8976	66	B0-U0-G2	16048	118	P	B3-U0-G3	10880	80	8840	65	B1-U0-G2	17136	126	P	B3-U0-G3	18632	137	P	B4-U0-G2	136
VSS-1-64L-1-30K	22960	112	21730	106	S	B3-U0-G3	11890	58	B1-U0-G2	20705	101	S	B3-U0-G3	14760	72	11685	57	B1-U0-G2	20910	102	S	B3-U0-G3	21730	106	S	B5-U0-G3	205
VSS-1-64L-1-40K	23780	116	22550	110	S	B3-U0-G3	12710	62	B1-U0-G2	22345	109	S	B3-U0-G3	15580	76	12505	61	B1-U0-G3	22755	111	S	B3-U0-G3	23575	115	S	B5-U0-G3	205
VSS-1-64L-1-50K	24600	120	24190	118	P	B3-U0-G3	13530	66	B1-U0-G2	23780	116	P	B3-U0-G3	16400	80	13325	65	B1-U0-G3	24190	118	P	B3-U0-G4	25215	123	P	B5-U0-G3	205

*DLC S= Standard P= Premium

L70/L90 DATA

Temp.	VSS-1 L70	VSS-1 L90
25°C	483,000	>60,000
50°C	180,000	>60,000

DPX ARM LENGTH

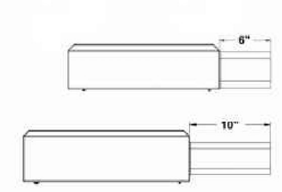
DPX ARM LENGTH	SGL	D90	D180	T90	T120	QD
VSS-1	6"	10"	6"	10"	10"	10"

6" - DPX6 \| 10" - DPX10

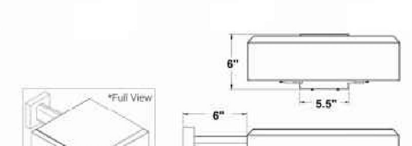
EPA

EPA	SGL	D90	D180	T90	T120	QD
VSS-1	0.90	1.52	1.80	2.34	2.43	2.34

MOUNTING OPTIONS



DIRECT POLE (DP)
Standard mounting arm is extruded aluminum in lengths of 6", And 10"
*Arm lengths may vary depending on configuration



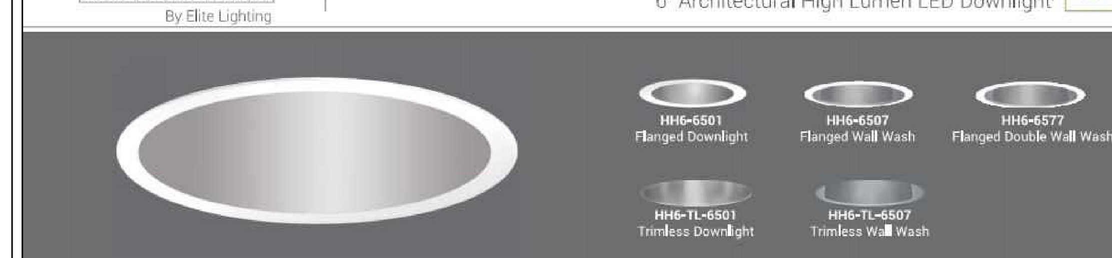
WALL MOUNT (WM)
Cast Aluminum Plate for direct wall mount.
6" extruded aluminum arm mounts directly to a cast wall mount box.

NLS LIGHTING 701 Kingshill Place, Carson, CA 90746 Call Us Today (310) 341-2037 nlslighting.com

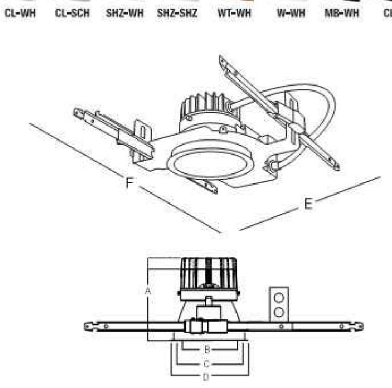
TYPE E

MAXLUME ARCHITECTURAL LIGHTING By Elite Lighting — HH6-LED 6"

6" Architectural High Lumen LED Downlight



REFLECTOR/FLANGE COLORS: CL-WH, CL-SCH, SHZ-WH, SHZ-SHZ, WT-WH, W-WH, MB-WH, CL-BK, MB-BK



A 900L to 4000L: Height = 5-5/8"
A 6000L to 8000L: Height = 9"
B: Trim Aperture = 6-3/6"
C: Cut-Out = 6-13/16"
D: Trim Outside Dia = 7-3/8"
E: Width = 16"
F: Length = 20-33"

NOMINAL LUMENS	DELIVERED LUMENS	WATTAGE
8000	7772	90 W
6000	6696	72 W
4000	4649	46 W
3000	3374	36 W
2000	2252	22 W
1500	1785	20 W
1200	1422	16 W
900	1065	12 W

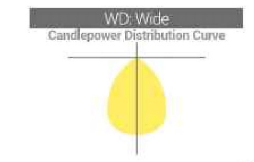
Based on 4000K, 90+CRI with semi-specular chrome reflector. Actual wattage may vary +/-5%

FEATURES
A highly sustainable and ultra-efficient architectural LED downlight that provides even, glare-free illumination. Available in a range of finishes, distributions, and lumen packages, it is ideally suited for use in corporate office space, hospitality, healthcare, commercial, academic, churches and retail.

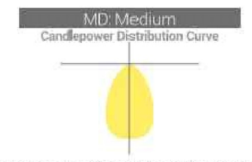
OPTICS AND REFLECTOR
The reflector has a 45° visual cutoff, and is shipped standard with a Solite lens in a smooth frosted finish. Spun from 0.05" thick aluminum, with a 1-step anodized finish, and available in different colors or custom RAL finishes. Reflector flange options include self-flanged and white painted flange. Various distribution options are available, and all optics are field changeable.

LUMENS	900, 1200, 1500, 2000, 3000, 4000, 6000, 8000 (Custom lumen packages available)
CCT & DYNAMIC PLATFORMS	27K, 30K, 35K, 40K, 50K, Tunable White, Dims to Warm, RGB + White
CRI	90+ Standard, 98+ Optional
COLOR QUALITY	2 Step MacAdam Ellipse
DISTRIBUTIONS	WD (Wide Distribution), MD (Medium Distribution) and ND (Narrow Distribution)
TRIM OPTIONS	Downlight, Wall Wash, Double Wall Wash, Wet Location
REFLECTOR COLORS	CL (Semi-Specular Chrome), SHZ (Low Iridescent Satin Haze), WT (Wheat), W (White), MB (Black)
FLANGE COLORS	Self-Flanged WH (White), SCH (Semi-Specular Chrome), SHZ (Low Iridescent Satin Haze), BK (Black)
DIMMING	0-10V Flicker Free 1% Dimming Standard (DIM10), LUTH, LUTFTB, LUT2W, ELDO10,1, ELDODMX,1, ELDODALI,1, DIMTR
EMERGENCY	10W - Up to 1000L Output (Bodine BSL310) 20W - Up to 2000L Output (Bodine BSL20)
LIFETIME	L70 at 102,000 Hours
PHOTOMETRIC TESTS	In Accordance with IES LM79-08, LM80 and TM-30, TM-21

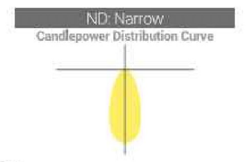
WD: Wide Candlepower Distribution Curve



MD: Medium Candlepower Distribution Curve



ND: Narrow Candlepower Distribution Curve



Reference IES files for additional distribution curve information.

elite LED LIGHTING www.iuseelite.com

Due to the changes of constant improvement in LED technology, all details are subject to change without notice. Consult factory for up to date information.

MAXLUME ARCHITECTURAL LIGHTING By Elite Lighting — HH6-LED 6"

6" Architectural High Lumen LED Downlight

THERMAL MANAGEMENT SYSTEM
Passive cooling Diecast Aluminum Heat Sink, LED light engine and driver are replaceable, upgradeable, and can be accessed from below the ceiling. The consistency in the quality of light is delivered with precision performance by the use of a unique locking mechanism that aligns the reflector with the light engine.

MOUNTING FRAME & BRACKETS
The downlight mounting frame is a fabricated assembly constructed of 16-gauge steel, with C-channel mounting brackets, included. The versatility of the mounting brackets allow for an adjustability of up to 28" horizontally, and 2-3/4" vertically, locking into place. With the added die-formed construction of the mounting frame, it provides maximum heat dissipation and rust protection.

DRIVER ELECTRICAL INFORMATION
The LED driver is rated for 50 to 60Hz at 120V/277V, also available in 347V input, produces less than 20%THD, has a power factor between 90% and 100%, and is thermally protected for additional safety. Junction box and Driver can be accessed from below the ceiling and above the ceiling. Junction Box is Listed for through branch circuit wiring.

DIMMING & DRIVER INFORMATION
DIM10 - 0-10V dimming on either MVOLT 120, 277 or 347V. Dimmable down to 1% of initial lumens, standard.
DIMTR - Triac & Electronic low voltage dimming. Available in 120V, and up to 3000 lumens only.
LUT2W - Lutron LTEA2W Hi-Lume 1%. 2-wire LED Driver Forward Phase Control, 1% dimming in 120V only. Available on all luminaires up to 3000 lumens.
LUTH - Lutron LDE1 Hi-Lume Eco System. 1% dimming with Soft in Fade to Black dimming technology. Available on all luminaires up to 3000 lumens.
LUTFB - Lutron PEQ0 Hi-Lume Premier Eco System. 0.1% dimming with Soft in Fade to Black dimming technology. Available on all luminaires up to 1500 lumens.
ELDO10.1 - EldoLED SoloDrive 0-10V. Dimming down to 0.1%. Available on all luminaires up to 100 watts.
DALI - DALI DT6, DT8 dimming down to 1%. Available on all luminaires up to 100 watts.
ELDODMX - EldoLED PowerDrive dimming down to 0.1%. Available on all luminaires up to 100 watts.
Please see EldoLED website for wiring diagrams and a list of compatible DMX and DALI control systems.

LED DYNAMIC PLATFORM OPTIONS

Tunable White with Smart White Technology utilizing the Lumenetix Platform allows you to color tune the luminaire via various controls. Create the perfect environment for the desired use of the space, while maintaining a CRI of 90+ across the tunable range of 8000 to 1650K. (Click here for more details)

Dims to Warm with Smart Dimming Technology. At 100% full brightness the luminaire is at 3000K. When dimmed to 1%, the light transitions to 1800K, creating a warm ambiance within the space. (Click here for more details)

RGB+White with Smart Hue Technology provides full color mixing of RGB and white colors. Utilizing the Lumenetix Platform allows you to choose from unlimited RGB color options, via various controls. Ideal for Circadian Rhythm applications or to create the perfect human centric environment. (Click here for more details)

WARRANTY
Five-year warranty for parts and components. (Labor not included)

LISTINGS
c-UL-us - Listed for Wet Location if used with HH6-6501 Trim.
c-UL-us - Listed for Feed Through Wiring.

U.S Patent No. - D685,118S
CP-City of Chicago environmental air (CCEA) marking for plenum applications.
Energy Star and California Title 24 compliant

Example: HH6-LED-2000L-DIM10-MVOLT-MD-40K-90-HH6-6501-CL-WH

SERIES	LUMENS	DRIVER	VOLTAGE	CCT	EMERGENCY	TRIM TYPE	REFLECTOR/FLANGE COLORS
HH6-LED	900L 1200L 1500L 2000L 3000L 4000L 6000L 8000L [1]	DIM10 DIMTR [2,3] LUTH [2,3] LUT2W [2,3] LUTFTB [3] ELDO10-.1 [3] ELDODALI-.1 [3] ELDODMX-.1 [3]	120 277 MVOLT 347 (DIM10 only)	27K 30K 35K 40K 50K [3]	EMG-LED-10W EMG-LED-20W INTG-EMG-LED-10W INTG-EMG-LED-20W Typical lumen output of the luminaire is up to 1000L with EMG-LED-10W option & 2000L with EMG-LED-20W option in emergency mode. Contact the factory for details. Remote mounted installation	HH6-6501 Flanged Downlight HH6-6507 Flanged Wall Wash HH6-6577 Flanged Double Wall Wash	CL-WH CL-SCH SHZ-WH SHZ-SHZ WT-WH W-WH MB-WH CL-BK MB-BK
			OPTICS	CRI	OTHER OPTIONS	TRIMLESS	
			WD MD ND	90+ 98+ [4]	CP (Chicago Plenum)	HH6-TL-6501 Trimless Downlight HH6-TL-6507 Trimless Wall Wash	
						OPTIONS	
						INTG (Reflector shipped with pre-punched hole to accept INTG-EMG-LED)	

[1] DIM10 5% is available only for 8000L [2] LUTH, ELDO10-.1, ELDODALI-.1, and ELDODMX-.1 are available in 120V and 277V [3] 50K series are available with 85+ CRI only [4] 98+ CRI is available in 27K, 30K and 40K only [5] LUTH and LUT2W, DIMTR Available for luminaires up to 3000L [6] LUTFTB Available for luminaires up to 1500L -Reference last page for Control Options

elite LED LIGHTING www.iuseelite.com

Due to the changes of constant improvement in LED technology, all details are subject to change without notice. Consult factory for up to date information.

ROUDABUSH, GALE & ASSOCIATES, INC.
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REVISIONS

NO.	DATE	DESCRIPTION
1.	04/22/20	COUNTY COMMENTS

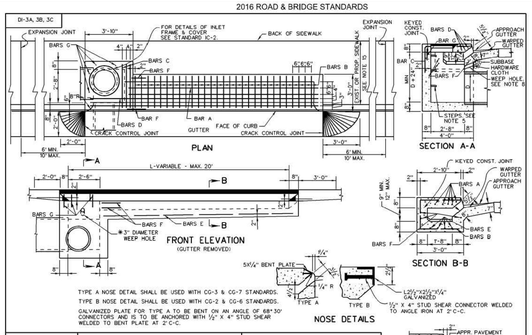
COMMONWEALTH OF VIRGINIA
Jimmy L. Taggart
Lic. No. 22841
04/22/2020
PROFESSIONAL ENGINEER

FINAL SITE PLAN
GEORGETOWN HYDRAULIC
TAX MAP 60F PARCEL 3
COUNTY OF ALBEMARLE, VIRGINIA
PHOTOMETRIC PLAN DETAILS

DATE: 10-25-2019
SCALE: NA
JOB: 19.0125
SDP-2019-00062
SHEET: 11 OF 12

2016 ROAD & BRIDGE STANDARDS

DI-3A, 3B, 3C



VDOT — ROAD AND BRIDGE STANDARDS

STANDARD CURB DROP INLET

12" - 30" PIPE: MAXIMUM DEPTH (H) = 8'

VIRGINIA DEPARTMENT OF TRANSPORTATION

SHEET 1 OF 2	REVISION DATE	SPECIFICATION REFERENCE
104.09	08/10	233 302

2016 ROAD & BRIDGE STANDARDS

2016 ROAD & BRIDGE STANDARDS

DI-3A, 3B, 3C

TABLE OF QUANTITIES

REINFORCING STEEL

TYPE	L	AREA OF SLOT	Concrete	BARS A		BARS B		BARS C		BARS D		BARS E		BARS F		BARS G		WEIGHT
	Ft.	Sq. Ft.	Cu. Yds.	No.	Lin. Ft. #	No.	Lin. Ft. #	No.	Lin. Ft. #	No.	Lin. Ft.#	No.	Lin. Ft.#	No.	Lin. Ft.#	No.	Lin. Ft.#	Lbs.
DI-3A	2'-6"	1.25	2.26	-	-	1	5'-7"	1	5'-7"	1	3'-2"	4	1'-6"	3	1'-6"	4	1'-0"	64
	4'	1.83	2.59	5	1'-6"	2	6'-7" to 6'-10"	3	5'-7"	3	3'-2"	4	1'-6"	3	1'-6"	4	1'-0"	84
	6'	2.75	3.02	5	3'-6"	6	6'-7" to 6'-10"	3	5'-7"	3	3'-2"	4	3'-6"	3	1'-6"	4	1'-0"	111
DI-3B	8'	3.67	3.46	5	5'-6"	10	6'-7" to 6'-10"	3	5'-7"	3	3'-2"	4	5'-6"	3	1'-6"	4	1'-0"	158
	10'	4.58	3.90	5	7'-6"	14	6'-7" to 6'-10"	3	5'-7"	3	3'-2"	4	7'-6"	3	1'-6"	4	1'-0"	204
	12'	5.50	4.34	5	9'-6"	18	6'-7" to 6'-10"	3	5'-7"	3	3'-2"	4	9'-6"	3	1'-6"	4	1'-0"	251
	14'	6.42	4.78	5	11'-6"	22	6'-7" to 6'-10"	3	5'-7"	3	3'-2"	4	11'-6"	3	1'-6"	4	1'-0"	298
	16'	7.33	5.22	5	13'-6"	26	6'-7" to 6'-10"	3	5'-7"	3	3'-2"	4	13'-6"	3	1'-6"	4	1'-0"	345
	18'	8.25	5.66	5	15'-6"	30	6'-7" to 6'-10"	3	5'-7"	3	3'-2"	4	15'-6"	3	1'-6"	4	1'-0"	391
	20'	9.17	6.09	5	17'-6"	34	6'-7" to 6'-10"	3	5'-7"	3	3'-2"	4	17'-6"	3	1'-6"	4	1'-0"	438
DI-3C	4'	2.75	3.31	10	1'-9"	4	6'-7" to 6'-10"	5	5'-7"	3	3'-2"	8	1'-9"	6	1'-6"	2	1'-0"	88
	6'	3.67	3.45	10	2'-9"	6	6'-7" to 6'-10"	5	5'-7"	3	3'-2"	8	2'-9"	6	1'-6"	2	1'-0"	108
	10'	4.58	3.89	10	3'-9"	10	6'-7" to 6'-10"	5	5'-7"	3	3'-2"	8	3'-9"	6	1'-6"	2	1'-0"	200
	12'	5.50	4.33	10	4'-9"	16	6'-7" to 6'-10"	5	5'-7"	3	3'-2"	8	4'-9"	6	1'-6"	2	1'-0"	245
	14'	6.42	4.77	10	5'-9"	20	6'-7" to 6'-10"	5	5'-7"	3	3'-2"	8	5'-9"	6	1'-6"	2	1'-0"	298
	16'	7.33	5.21	10	6'-9"	24	6'-7" to 6'-10"	5	5'-7"	3	3'-2"	8	6'-9"	6	1'-6"	2	1'-0"	343
	18'	8.25	5.65	10	7'-9"	28	6'-7" to 6'-10"	5	5'-7"	3	3'-2"	8	7'-9"	6	1'-6"	2	1'-0"	390
	20'	9.17	6.09	10	8'-9"	32	6'-7" to 6'-10"	5	5'-7"	3	3'-2"	8	8'-9"	6	1'-6"	2	1'-0"	435

NOTES

1. DEPTH OF INLET (H) TO BE SHOWN ON PLANS.
2. THE "H" DIMENSION SHOWN ON THE STANDARDS AND SPECIFIED ON THE PLANS, WILL BE MEASURED FROM THE INVERT OF THE OUTFALL PIPE TO THE TOP OF THE STRUCTURE. PLAN "H" DIMENSIONS ARE APPROXIMATE ONLY FOR ESTIMATING PURPOSES AND THE ACTUAL DIMENSIONS SHALL BE DETERMINED BY THE CONTRACTOR FROM FIELD CONDITIONS.
3. WHEN SPECIFIED ON THE PLANS THE INVERT IS TO BE SHAPED IN ACCORDANCE WITH STANDARD SB-1. COST OF FURNISHING AND PLACING ALL MATERIALS INCIDENTAL TO THE SHAPING IS TO BE INCLUDED IN THE BID PRICE FOR THE STRUCTURE.
4. IN THE EVENT THE INVERT OF THE OUTFALL PIPE IS HIGHER THAN THE BOTTOM OF THE STRUCTURE,THE INVERT OF THE STRUCTURE SHALL BE SHAPED WITH CEMENT MORTAR TO THE INVERT STANDARD OR GRADING OF THE PIPE. THE COST OF FURNISHING AND PLACING ALL MATERIALS INCIDENTAL TO THE SHAPING IS TO BE INCLUDED IN THE BID PRICE FOR THE STRUCTURE.
5. STEPS ARE TO BE PROVIDED WHEN H IS 4'-0" OR GREATER, FOR DETAILS SEE STANDARD ST-1.
6. THIS ITEM MAY BE PRECAST OR CAST-IN-PLACE.
7. #4 X 8" SMOOTH DOWELS AT APPROXYMATELY 12" C-C. TO BE PLACED IN ALL AREAS ADJACENT TO ABUTTING CONCRETE TO PREVENT SETTLEMENT.
8. 3" DIAMETER WEEP HOLE TO BE LOCATED TO DRAIN SUBBASE MATERIAL. WEEP HOLE WITH 12"X12" PLASTIC HARDWARE CLOTH (¼" MESH GALVANIZED STEEL WIRE, MINIMUM WIRE DIAMETER 0.063") OR 4" MIN. HARDWARE CLOTH ANCHORED FIRMLY TO THE OUTSIDE OF THE STRUCTURE.
9. ALL REINFORCING STEEL SHALL HAVE A MIN. COVER OF 2".
10. ALL REINFORCING STEEL TO BE CUT CLEAR OF ALL OPENINGS BY 2".
11. CAST-IN PLACE CONCRETE IS TO BE CLASS A3 (3000 PSI). PRECAST CONCRETE IS TO BE 4000 PSI.
12. LENGTH OF SLOT (L) WILL, IN EVERY CASE, BE SHOWN ON PLANS.
13. IF INLET IS CONSTRUCTED IN MEDIAN CURB OR WITH INTEGRAL CURB, GUTTER IS TO BE OMITTED (SEE DETAIL).
14. STANDARD INLETS MAY BE CONSTRUCTED WITH CURB TYPES OTHER THAN THOSE SHOWN WITH DETAILS SHOWN ON STANDARD DI-MB.
15. THIS AREA MAY BE EARTHEN IN WHICH CASE THE EXPANSION JOINTS WILL NOT APPLY ONLY TO CURB AND GUTTER.
16. CONCRETE QUANTITIES SHOWN ARE FOR DEPTH (H) OF 3'-0" WITHOUT PIPES. THE AMOUNT DISPLACED BY PIPES MUST BE DEDUCTED TO OBTAIN TRUE QUANTITIES. FOR INLETS OF DIFFERENT DEPTHS ADD OR SUBTRACT 0.33 CUBIC YARDS OF CONCRETE FOR EACH FOOT OF DEPTH.
17. LENGTH OF ANGLE IRON AS SHOWN ON SHEET 1 OF 2 IS TO BE L = 10" AT 4.10 LBS./FT..
18. * DENOTES LENGTH OF ONE (1) BAR.
19. ALL REINFORCING BARS TO BE #5.
20. WHEN INLET IS USED IN 4'-0" MEDIAN, BACK OF INLET IS TO BE SHAPED TO CONFORM TO PROPOSED CURB.

VDOT — ROAD AND BRIDGE STANDARDS

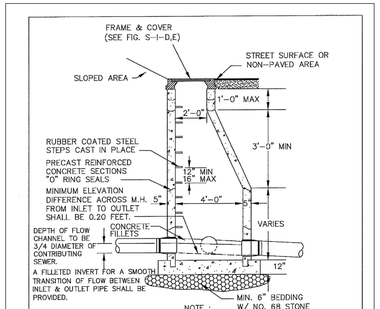
STANDARD CURB DROP INLET

12" - 30" PIPE: MAXIMUM DEPTH (H) = 8'

VIRGINIA DEPARTMENT OF TRANSPORTATION

SPECIFICATION REFERENCE	REVISION DATE	SHEET 2 OF 2
233 302		104.10

2016 ROAD & BRIDGE STANDARDS



NOTE :

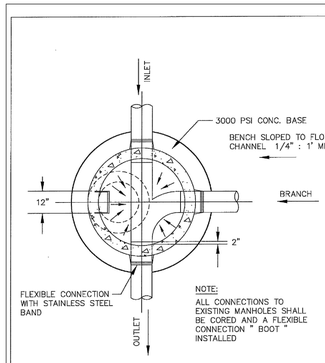
1. BEDDING THICKNESS REQUIREMENT SHOWN IS MINIMUM AND SHALL BE SPECIFICALLY DETERMINED BY THE CONSULTANT FOR THE SOIL CONDITIONS.
2. THE CONSULTANT WILL DETERMINE WHETHER MANHOLES SHALL HAVE EXTENDED OR NON-EXTENDED BASES.
3. ALL JOINTS, LIFT HOLES, INLETS, OUTLETS TO BE SEALED & GROUTED INSIDE AND OUT.

TYPICAL MANHOLE SECTION SHOWING BRANCH TIE-IN

N.T.S

FIG. S-I-A

TD-25

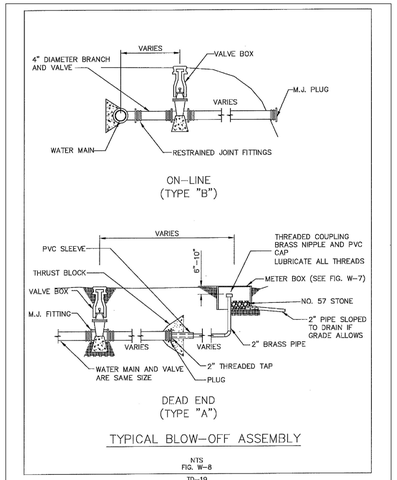


TYPICAL MANHOLE PLAN SHOWING BRANCH TIE - IN

NTS

FIG. S-I-B

TD-27



TYPICAL BLOW-OFF ASSEMBLY

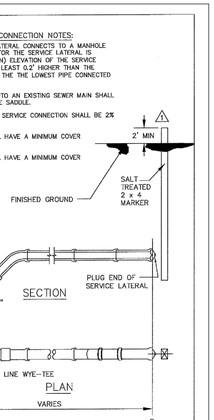
NTS

FIG. W-8

TD-19

SEWER SERVICE LATERAL CONNECTION NOTES:

1. WHERE A SEWER SERVICE LATERAL CONNECTS TO A MANHOLE AND NO INVERT ELEVATION FOR THE SERVICE LATERAL IS INDICATED , THE TOP (CROWN) ELEVATION OF THE SERVICE LATERAL PIPE SHALL BE AT LEAST 0.2' HIGHER THAN THE TOP (CROWN) ELEVATION OF THE THE LOWEST PIPE CONNECTED TO THE MANHOLE.
2. SEWER LATERALS TAPPED INTO AN EXISTING SEWER MAIN SHALL BE CONNECTED USING A PIPE SADDLE.
3. MINIMUM GRADE FOR SEWER SERVICE CONNECTION SHALL BE 2% (1/4" PER FOOT).
4. ALL SEWER LATERALS SHALL HAVE A MINIMUM COVER DIAMETER OF 4".
5. ALL SEWER LATERALS SHALL HAVE A MINIMUM COVER OF 3 FEET.

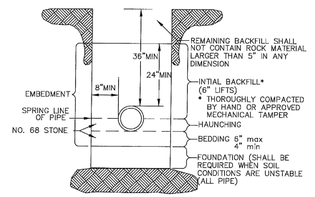


SEWER SERVICE LATERAL CONNECTION

N.T.S.

FIG. S-2

TD-33



NOTE :

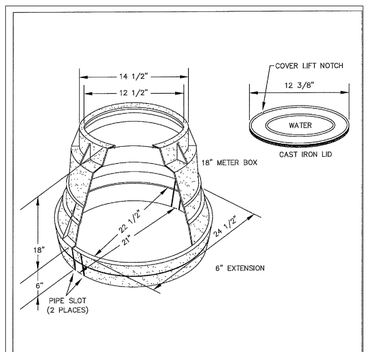
1. OPEN CUTS IN PAVED AREAS WITHIN EXISTING VDOT RIGHT-OF-WAY SHALL BE BACKFILLED ENTIRELY WITH NO. 21A STONE.
2. FOR DUCTILE IRON PIPE THE BOTTOM OF THE TRENCH SHALL BE SCRAPED AND COMPACTED, AND ALL STONES REMOVED OR A 4" BEDDING OF NO. 68 STONE SHALL BE PROVIDED
3. WHERE ROCK IS ENCOUNTERED PIPE SHALL BE INSTALLED ON A MINIMUM 6" BEDDING OF NO. 68 STONE

TYPICAL SEWER PIPE INSTALLATION IN TRENCH

NTS

FIG. S-3

TD-34



NOTES:
(1) A 1-3/4" DIAMETER HOLE IS REQUIRED IN THE LID FOR TOUCH READ METERS.

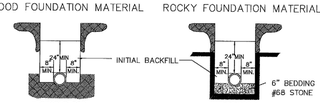
TYPICAL METER BOXES (5/8"-1" METERS)

NTS

FIG. W-7

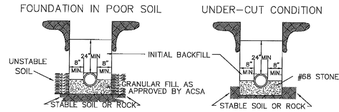
TD-13

GOOD FOUNDATION MATERIAL — ROCKY FOUNDATION MATERIAL



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

FOUNDATION IN POOR SOIL — UNDER-CUT CONDITION



NOTE :

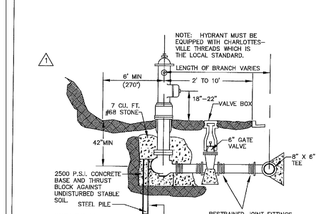
1. NO ROCKS SHALL BE ALLOWED WITHIN 24" OF THE WATER LINES.
2. NO ROCKS LARGER THAN 6" IN ANY DIMENSION SHALL BE ALLOWED ABOVE THE INITIAL BACKFILL.
3. THE INITIAL BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LIFTS.
4. NO ORGANIC OR FROZEN MATERIAL OR DEBRIS SHALL BE ALLOWED IN THE TRENCH.
5. BELL HOLES SHALL BE DUG OUT IN ALL CASES.

DUCTILE IRON WATER PIPE INSTALLATION & BEDDING

N.T.S

FIG. W-2

TD-2



NOTE :

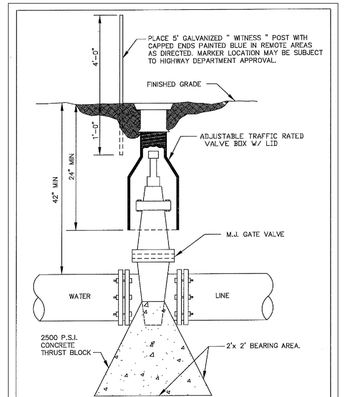
1. SURROUND WEEP HOLES WITH GRAVEL AND KEEP FREE OF CONCRETE.
2. MAINTAIN A 3 1/2" MIN. COVER FROM THE MAIN TO THE FIRE HYDRANT (INCLUDING GUTTERS).
3. FINISHED GRADE SHALL SLOPE AWAY FROM THE FIRE HYDRANT AND VALVE BOX.
4. THE GATE VALVE IS ALLOWED IN SHOULDER OR BEHIND THE DITCH. IT IS NOT ALLOWED IN THE DITCH.
5. FIRE HYDRANTS SHALL BE INSTALLED AT LOCATIONS WHERE WEEP HOLES ARE ABOVE THE PREVAILING GROUNDWATER ELEVATION. IF REQUIRED TO BE IN WET AREAS, THE WEEP HOLES SHALL BE PLUGGED AND THE HYDRANT SHALL BE PUMPED DRY.

TYPICAL FIRE HYDRANT ASSEMBLY DETAIL

N.T.S.

FIG. W-4

TD-8



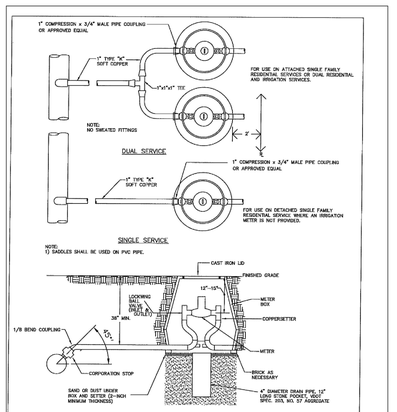
NOTE : IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.

TYPICAL GATE VALVE

NTS

FIG. W-5

TD-9

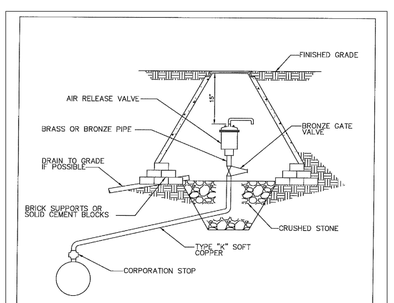


TYPICAL SERVICE LATERAL INSTALLATION (5/8" & 1" METERS)

NTS

FIG. W-6A

TD-10



NOTES:

1) A PRECAST MANHOLE CONE AND COVER WITH WATER CAST ON LID FOR TRAFFIC AREAS, OR A METER BOX ASSEMBLY IN NON-TRAFFIC AREAS, OR APPROVED EQUAL, SHALL BE USED.
2) FOR WATERLINES SMALLER THAN 12" USE A 1" A.R.V. AND FITTINGS. FOR WATER LINES 12" AND LARGER USE 2" A.R.V. AND FITTINGS.
3) IN SITUATIONS WHERE THE A.R.V. ASSEMBLY CANNOT BE OFFSET FROM THE MAIN AN ADEQUATE FOUNDATION SHALL BE INSTALLED SO THE WATER LINE DOES NOT SUPPORT THE MANHOLE CONE.

AIR RELEASE VALVE (ARV)

NTS

FIG. W-9

TD-20

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REVISIONS

NO.	DATE	DESCRIPTION
1.	04/22/20	COUNTY COMMENTS

COMMONWEALTH OF VIRGINIA
Jimmy L. Taggart
Lic. No. 22841
04/22/2020
PROFESSIONAL ENGINEER

FINAL SITE PLAN
GEORGETOWN HYDRAULIC
TAX MAP 60F PARCEL 3
COUNTY OF ALBEMARLE , VIRGINIA
DETAILS

DATE:	10-25-2019
SCALE:	AS SHOWN
JOB:	19.0125
SDP-2019-00062	
SHEET:	12 OF 12