ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	**ARB-2020-56: Stonefield D1**
Review Type	Final Site Plan
Parcel Identification	061W0-03-00-019A0
Location	The site is bounded by Hydraulic Road, Bond Street, Inglewood Drive and District Avenue
Zoned	Neighborhood Model District (NMD)/Entrance Corridor (EC)
Owner/Applicant	OCT Stonefield Property Owner LLC/Mitchell Mathews (Alan Wong)
Magisterial District	Jack Jouett
Proposal	To construct an apartment building with associated site improvements.
Context	The site is located within the Stonefield mixed-use development. Nearby buildings have been approved with heights above 5 stories. These include the Hyatt Place Hotel to the north at 6 stories, the Hyatt House hotel to the northeast at 6 stories (not yet constructed), and a mixed-use building at Bond and Inglewood to the northwest at 6 stories (not yet constructed). The Regal movie theater is to the southeast. Townhouses are to the west.
Visibility	The apartment building will be readily visible from the Hydraulic Road Entrance Corridor and the upper stories of the building will be visible from a distance on the Rt. 29 Entrance Corridor.
ARB Meeting Date	June 15, 2020
Staff Contact	Margaret Maliszewski

PROJECT HISTORY/CHANGES TO THE PROPOSAL

The ARB completed a preliminary review of this proposal on December 16, 2019. Comments made at that meeting are included in the Analysis section of this report and a few images from that proposal are included at the end of this report. Significant changes have been made to the architectural elevation facing the Hydraulic Road Entrance Corridor and additional detail has been provided on proposed landscaping and lighting.

ANALYSIS

REF	GUIDELINE	12/16/2019 ARB RECOMMENDATION	ISSUE	RECOMMENDATION
	GENERAL GUIDELINES			
	***Purpose, Compatibility with significant historic sites*, Structure design**			
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to insure 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.	Provide for review samples of the proposed materials and colors. Revise the Hydraulic Road elevation to present more of a "primary façade" appearance in line with the materials, balance and use of hierarchy displayed in the Bond Street elevation. Consider adjusting the District and Inglewood elevations to reduce perceived length, expanse and repetition. To better determine appropriateness of the proposed building height along Hydraulic Road, provide the following for review: more realistic representations of the District and Hydraulic elevations. Provide for review the full line drawing elevations in color with material/color call-outs.	Building material samples have been provided for review. (See list at end of report.) Proposed materials include red brick, fiber cement lap siding, a reveal panel system, metal louvers and metal guardrail. Siding and panel colors range from sand/tan to gray/bronze. The range appears appropriate, but identification of specific colors is needed to confirm compatibility. Color line drawing elevations have been provided with material identification. As illustrated, the materials appear to be appropriate. The Hydraulic Road elevation has been revised to appear more like a primary façade, consistent with the Bond Street elevation. The continuous elevation along Hydraulic has been revised to two end wings with a central recessed courtyard. This breaks up the building mass, improves scale, and emphasizes two balanced wings that incorporate brick and cornice elements to establish primacy and address the street. Courtyard elevations are generally consistent with the District and Inglewood elevations. The applicant notes changes to some of the balconies and related wall conditions on the District and Inglewood elevations, but these changes are less noticeable than the changes made along Hydraulic.	Identify specific colors for each proposed material. Identify the material and color of the site walls shown in the elevation drawings.
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.			
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.		Revised color perspectives have been provided showing angled views at the Hydraulic/District and Hydraulic/Inglewood intersections. These show a 6- and 7-story building whose mass is broken down by the division into wings and building bays that step forward and back, with balconies and a variety of window groupings. The massing and detailing of the elevations appears appropriate. Site walls are identified on the elevations, but materials are not specified.	
12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.			
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 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.			
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.	Revise the EC frontage landscaping to promote human scale.	The change in building massing to two wings on Hydraulic significantly improves the scale of the building as it is perceived from the Entrance Corridor street. Large shade trees and interspersed ornamental trees are proposed along the EC frontage. Shrubs and ground cover are proposed along the building frontage. As viewed on Hydraulic, maximum building height is 74’. The proposed large shade trees may not grow that tall, but combined with the ornamental trees and shrubs, the layered landscaping is expected to help establish a comfortable human scale along the corridor.	None.
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.	None.	Blankness is not a characteristic of the proposed design.	None.
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	None.	Connecting devices are not proposed and have not been used in the development to date.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	None.	The proposal does not have the appearance of a trademark design.	None.
16	Window glass in the Entrance Corridors should not be highly tinted or highly	Provide specs and a sample	The window glass note has been added to the	None.

	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.*	for the proposed window glass. Include the standard window glass note on the architectural drawings.	architectural drawings. A window sample has been provided. Specs indicate that VLT is 70% and VLR is 12%, which meets requirements.	
	Accessory structures and equipment			
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.	Clarify the "roof appurtenance stepback" and confirm that rooftop equipment will not be visible from the ECs.	The applicant has indicated that rooftop equipment will not be visible above the parapet walls. Equipment locations are not shown on the elevations. In many locations, a parapet rises above the elevation of the roof, in places up to 4' tall. This, combined with the building height, provides opportunities for screening rooftop equipment. A transformer currently located near the Hydraulic/District intersection will be shifted further away from the EC on District Avenue with this proposal. A transformer will be added on Inglewood. Its distance from the EC is expected to mitigate visibility. A water meter vault is proposed at the Hydraulic/Inglewood intersection.	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.			
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.			
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."	None.	The note appears on the cover sheet.	None.
	Lighting - *General Guidelines*			
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	Provide for review a lighting plan that includes all proposed pole lights, and ground- and building-mounted light fixtures.	A lighting plan has been submitted, but it does not include a luminaire schedule. Cut sheets are provided, but many options for most of the fixtures have not been identified. Light spills onto Bond, District and Inglewood, but these are not public streets. Many of the fixture labels on the plan are hard to read (XB, XA3, F, J, K).	Revise the lighting plans to include a complete luminaire schedule. Identify all options for proposed fixtures, including finish, wattage, color temperature (not to exceed 3000K), mounting height etc. Make all light fixture labels legible.
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.		Illumination levels reach a high of 51.4 fc at the interior of the Hydraulic-facing courtyard and 36.0 fc at the Hydraulic end of the courtyard. LED bollard lights, some of which are at the EC end of the courtyard, are the source of this illumination.	Reduce illumination to not exceed 20 fc at the ground.
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.		Some color temperature choices have been identified for the proposed fixtures, but not all.	Revise the lighting plans to indicate color temperatures for all proposed fixtures, not to exceed 3000K.
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.		Finishes are not identified for all proposed fixtures.	Revise the lighting plans to identify a consistent color/finish for all fixtures.
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 exceed 20 feet in height will typically require additional screening to achieve an appropriate appearance from the Entrance Corridor.		Notes on the pole fixture cut sheets indicate that they are to match fixtures on adjacent sites. Matching is generally preferred, but the details are needed on the plan.	Revise the lighting plans to clearly show that pole-mounted fixtures will not exceed 20’ in height, including any bases.
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.”		The note appears on the cover sheet of the site plan.	None.
30-31	*Guidelines for the Use of Decorative Landscape Lighting*		Decorative landscape lighting does not appear to be proposed.	None.
	Landscaping			
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	Provide at least one additional 3½” caliper large shade tree near the center of the Hydraulic Road	7 large shade trees (Willow Oaks) are provided along the Hydraulic Road frontage at 3½” caliper. White Fringetree and Sweetbay Magnolia are interspersed. A mix	Include clearly identified utilities and easements on the landscape plan. Ensure coordination of

	into the existing environment of the corridor.	frontage. See recommendations under #11.	of shrubs and ground covers is proposed along the building. There are utilities and easements along the Hydraulic frontage, but they are not shown on the landscape plan. The proposed large shade trees, combined with the ornamental trees and shrubs, are expected to help establish a comfortable human scale.	landscaping with utilities and easements without reducing plant quantities.
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. 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.			
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” windows; service areas; and signs. Shrubs should measure at least 24 inches in height.	Revise the landscape plan to satisfy the EC minimums and add trees to complement the architectural design and balance the building height.		
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.	Add large shade trees, 2½” caliper at planting, on Inglewood to establish a continuous row spaced 40’ on center.	Two large shade trees are missing on Inglewood due to sight distance requirements.	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	See #32.	See #32 and #33.	See #32.

	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.	None.	The existing surface parking lot would be removed with this proposal and a parking garage interior to the building would be constructed. The garage would not be visible from surrounding streets.	None.
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)*.	None.	Miscanthus Sinensis is included on some invasive species lists.	Consider replacing the Miscanthus Sinensis with a locally native species.
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.	The note is on L4.0 but the landscape and lighting plans have been submitted separate from the site plan.	Include the landscape and lighting plans as part of the overall site plan set.
	***Site Development and layout,* Development pattern**			
6	Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan. 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.	None.	The proposed building occupies the entire block as viewed from the Hydraulic corridor. The pattern of roads, lanes, paths and walks are those that already exist at the perimeter of the block, and they connect to adjacent organized circulation systems. The proposed building is oriented parallel to the Hydraulic EC, although the primary entrance is at the opposite end of the building. The site has already been developed as a parking lot; no significant natural features remain. For drivers and pedestrians traveling east on Hydraulic, the view across the Stonefield	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.		development to the northeast will be reduced by the proposed 6-8 story building.	
	Site Grading			
40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded land forms that blend with the existing terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.	None.	The site has already been graded. The proposal takes advantage of the change in grade across the site, placing 6 stories along Hydraulic and 8 stories at the middle of the building along District Ave. No retaining walls are proposed.	None.
41	No grading, trenching, or tunneling should occur within the drip line of any trees or other existing features designated for preservation in the final Certificate of Appropriateness. Adequate tree protection fencing should be shown on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.	Show how existing trees to remain will be maintained in a healthy condition during construction.	The demolition plan shows 4 trees to remain on Inglewood, but the landscape plan shows 5 existing trees on Inglewood. A note on the demo plan states that the contractor shall provide tree protection for all trees to remain, but no tree protection is shown.	Coordinate the site, demolition, and landscape plans regarding the trees to remain on Inglewood Drive. Show tree protection fencing.
42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site prior to any grading activity on the site. This protection should remain in place until completion of the development of the site.			
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.			
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.	None.	Stormwater will tie into the existing underground system.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.			

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

1. The change in massing and architectural elevations along Hydraulic Road.
2. Proposed colors of building materials.
3. Visibility of rooftop equipment; additional information needed?

Staff recommends approval of the proposal with the following conditions:

1. Identify specific colors for each proposed material.
2. Identify the material and color of the site walls shown in the elevation drawings.
3. Revise the lighting plans to include a complete luminaire schedule. Identify all options for proposed fixtures, including finish, wattage, color temperature (not to exceed 3000K), mounting height etc.
4. Make all light fixture labels legible.
5. Reduce illumination to not exceed 20 fc at the ground.
6. Revise the lighting plans to indicate color temperatures for all proposed fixtures, not to exceed 3000K.
7. Revise the lighting plans to identify a consistent color/finish for all fixtures.
8. Revise the lighting plans to clearly show that pole-mounted fixtures will not exceed 20’ in height, including any bases.
9. Include clearly identified utilities and easements on the landscape plan. Ensure coordination of landscaping with utilities and easements without reducing plant quantities.
10. Consider replacing the Miscanthus Sinensis with a locally native species.
11. Include the landscape and lighting plans as part of the overall site plan set.
12. Coordinate the site, demolition, and landscape plans regarding the trees to remain on Inglewood Drive. Show tree protection fencing.

ATTACHMENTS

A – Stonefield drawings Part 1
B – Stonefield drawings Part 2
C – Stonefield drawings Part 3



Images of Hydraulic Road elevation of proposed building from December 16, 2019 ARB review.



Perspective image of proposed building from Hydraulic/Inglewood intersection from December 16, 2019 ARB review.



Perspective image of proposed building from Hydraulic/District intersection from December 16, 2019 ARB review.

TABLE A This report is based on the following submittal items:

Sheet #	Drawing Name		Drawing Date/Revision Date
C1	**SITE PLAN**	Cover Sheet	5/21/20
C2		Abbreviations and legend	
C3		General Notes	
C4		Earthwork Requirements	
C5		Proffers, Variations and Special Exceptions	
C6		Existing Conditions	
C7		Demolition Plan	
C8		Site Layout Plan	
C9		Site Grading Plan	
C10-11		Details	
C12		Storm Sewer Profiles	
L3.0-L4.0		Landscape Plans	11/26/2020
L5.0-L6.1		Lighting Plan	11/26/2020
1-2	**ARCHITECTURAL SUBMITTAL**	Response to Comments	5/4/2020
3		Description	
4		Vicinity	
5		Site Photos	
6-7		Site Plans	
8-10		Landscape Plans	
11		Context	
12-15		Perspective Illustrations	
16-19		Elevations	
20		Exterior Palette	
21		Glass Specifications	
22		Photometric Plan	
23		Exterior Lighting Cut Sheets	
A201-206		1/8” scale color elevations	
A301		Building Sections	
-		Illustrative Site Plan	-
AP-1		Parking Garage Layout	2/28/20
Materials: Lawrenceville Brick: Monticello (face brick type A); Sto sand/tan -color samples? (horizontal banding and trim); Hardie Artisan lap siding, reveal panel system, accent trim (trim); black metal storefront; Kynar metal for louvers (black or bronze); Metal guardrail (black or bronze); Marvin Integrity windows (color to coordinate with adjacent siding or brick)			

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Architectural Review Board Application

Part A: Applicant, Contact and Parcel Information

Project Name: Stonefield Block D1-1

Tax map and parcel(s): 061W0-03-00-0190 **Physical Street Address:** 2025 Bond Street

Contact Person: ALAN WONG

Business Name: Mitchell Matthews Architects & Planners

Address P.O. Box 5603 City Charlottesville State VA Zip 22905

Daytime Phone (____) 434-979-7550 Fax # (____) _____ E-mail aw@mitchellmatthews.com

Owner of Record: OCT Stonefield Property Owner c/o O'Connor Capital Partners

Address 535 Madison Avenue, 6th Floor City New York State NY Zip 10022

Daytime Phone (____) 212-308-7700 Fax # (____) _____ E-mail bbuehrer@oconnorcorp.com

Part B: Review Type and Fee

Select review type

	Review by the Architectural Review Board	
	Conceptual Plan/Advisory Review (for a Special Use Permit or a Rezoning)	No Fee
	Preliminary/Initial Review of a Site Development Plan	No Fee
X	Final Review of a Site Development Plan	**$1075.00**
	Amendment to an approved Certificate of Appropriateness	**$ 242.00**
	Building Permit Review	**$ 634.00**
	County-wide Certificate of Appropriateness	
	Structures 750' or more from the EC, no taller than 5 stories	No Fee
	Structures located behind a structure that fronts the EC	No Fee
	Personal wireless service facilities	No Fee
	Fencing or Equipment or Lighting	No Fee
	Additions to ARB-approved buildings	No Fee
	Minor amendments to site or architectural plans	No Fee
	Building permits where the change is 50% or less of the altered elevation	No Fee

NOTE: For SIGNS, use the combined APPLICATION AND CHEKLIST FOR SIGNS.

FOR OFFICE USE ONLY BP#_____ ARB#_____

Fee Amount $_____ Date Paid _____ By who? _____ Receipt # _____ Check # _____ By _____

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Part C: Description of Proposal

Describe your proposal. Attach a separate sheet if necessary.

Stonefield Block D1 is planned for a 220-unit multi-family, mid-rise apartment building that wraps an internal parking structure. (Refer to accompanying booklet).

Part D: Applicant Agreement

Applicant must read and sign

- Each application package must contain (8) folded copies of all plans and documents being submitted. Only (1) set of building material samples is required. All submittal items, including building material samples, become the property of Albemarle County. Applicants are encouraged to maintain duplicate copies of all submittal items in their own files.
- Only complete application packages will be scheduled for ARB review. ***The application package is not complete without the appropriate checklist, completed, signed, and included with the required submittal materials indicated on the checklist.***

I hereby certify that I own the subject property or have the legal power to act on behalf of the owner in filing this application. *See submittal requirements below. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge, and that the attached plans contain all information required by the appropriate checklist.

DocuSigned by:
C2F668CE736B49E...

Signature of owner, owner's representative or contract purchaser

4/29/2020 | 9:29 AM EDT
Date

Bill O'Connor
Printed name, Title

Daytime phone number of Signatory

***Ownership Information:**

- If ownership of the property is in the name of any type of legal entity or organization including, but not limited to, the name of a corporation, partnership or association, or in the name of a trust, or in a fictitious name, a document acceptable to the County must be submitted certifying that the person signing above has the authority to do so.
- If the applicant is a contract purchaser, a document acceptable to the County must be submitted containing the owner's written consent to the application.
- If the applicant is the agent of the owner, a document acceptable to the County must be submitted that is evidence of the existence and scope of the agency. Attach the owner's written consent.

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Architectural Review Board

Final Review of a Site Development Plan

Submittal Requirements Checklist

Part A: Applicant, Contact and Parcel Information

Project Name: Stonefield Block D1

Tax map and parcel(s): 061W0-03-00-019A0TMP 061W0-TMP 061W0-03-00-019A0 **Physical street address:** 2025 Bond Street

Contact Person: Alan Wong

Business Name: Mitchell Matthews Architects and Planners

Address 300 Twin Sycamores Lane City Charlottesville State VA Zip 22903

Daytime Phone (____) 434-979-7550 Fax # (____) _____ E-mail aw@mitchellmatthews.com

Part B: Submittal Requirements

Important:Submittal packages must contain 8 collated copies of all information unless otherwise indicated.

A. Written description of the proposal

☑ Provide a description of the proposal. Identify changes from the preliminary submittal. Indicate specifically how each ARB comment from the preliminary review has been addressed. If there are no changes proposed, then explain why.

☑ Explain how the proposal is compatible with the surrounding area and the Entrance Corridor.

B. Site plan showing the following *(drawn to the scale of 1"=20', clearly legible and folded)*:

☑ Location(s) of proposed building(s) on the site.

☑ Location of proposed parking, travelways, walkways and other improvements.

☑ Mechanical equipment, trash containers, loading and service areas, other similar features and improvements, and associated screening.

☑ Existing and proposed topography drawn with contour intervals of 5-feet or less, and with sufficient off-site topography to describe prominent and pertinent off-site features and physical characteristics, but in no case less than 50-feet outside of the site.

☑ Location and size of existing and proposed utilities and easements. Identify type of utility and extent of easement.

☑ Stormwater management plan.

☑ Location of retaining walls indicating top and bottom elevations, maximum wall height, and proposed materials, with material and color samples.

☑ Sheet number, total number of sheets, date of the drawing, date and description of the latest revision, and contact information for the firm preparing the drawings in the title block on all drawings. For revised drawings, clearly identify revisions made.

C. Landscape plan showing the following *(drawn to the scale of 1"=20' or larger, clearly legible and folded)*:

☑ Proposed landscaping that meets or exceeds the requirements outlined in the ARB guidelines.

☑ Existing landscaping to be removed. Include the location, size, and species.

☑ Landscape key including all landscape symbols and a description of what they represent.

☑ Location of existing and proposed tree lines and tree save areas.

☑ Location of existing natural features.

☑ Location of individual trees of 6-inch caliper or greater and all significant groups of trees indicated by botanical name and caliper.

☑ Location and height of above-ground utilities and associated easements, and location of below-ground utilities and associated easements. **See civil drawings**

☑ Stormwater facilities. **See civil drawings**

☑ Provide a signed, tree conservation checklist with all checklist items drawn on the landscape plans.

☑ Include tree protection fencing and limits of work on the landscape, grading and E&S plans.

D. Lighting plan showing the following *(drawn to the scale of 1"=20' or larger, clearly legible and folded)*:

☑ Location of all proposed building and site lighting.

☑ Lighting schedule identifying all proposed light fixtures, poles and brackets.

☑ Manufacturer's cut sheets illustrating proposed lighting fixtures and information on illumination type, intensity, style, shielding, color, finish, and installation height.

☑ Photometric plan addressing all fixtures and indicating that lighting does meet the requirements of Section 4.17 of the Zoning Ordinance.

☑ Coordination of lighting with landscaping and other site elements.

E. Appearance of the building(s) *(architectural elevations, color perspective sketches, site sections)*:

☑ Dimensioned architectural elevations of the proposed building(s). **Elevations must be drawn to the scale of 1/8"=1'-0".** Include a building materials schedule and key on the elevation drawings. Submittal of elevations that are not visible from the Entrance Corridor may be required to clarify the overall building design.

☑ Site sections that clarify proposed changes in topography and illustrate the visibility of the proposed development from the Entrance Corridor. Site sections shall indicate the finish floor elevation(s) and roof height(s) relative to the natural elevations along the Entrance Corridor.

☑ One set of all building materials / colors.

☑ A floor plan adequate to show exterior walls, windows and doors.

F. Additional material

☐ Provide labeled, color, 8-½" x 11" photographs of the site as seen from both directions on the Entrance Corridor.

☑ Color perspective images (for example: sketches, renderings, photosimulations, etc.) that show the proposed development as seen from the Entrance Corridor are often useful for gaining a clear understanding of the proposal. The ARB may require such images in certain cases when other submitted documents do not answer all questions of building form, building details, materials, context, topography, and/or visibility.

☐ Any additional material that is necessary to address comments made by the ARB at the preliminary review with a memo itemizing how each of the preliminary comments have been addressed.

☑ The applicant is welcome to submit any additional material that will make the final site development review more productive. Drawings or other submittal items that clarify topography, visibility, utilities, landscaping, or other unique or unusual conditions are welcome.

Part C: Applicant Agreement

Applicant must read and sign

- Each application package must contain (8) folded copies of all plans and documents being submitted. Only (1) set of building material samples is required. All submittal items, including building material samples, become the property of Albemarle County. Applicants are encouraged to maintain duplicate copies of all submittal items in their own files.
- All information in this checklist is required, unless specifically waived by the ARB, prior to processing a final site development plan review by the ARB. Additional submittal materials may be required, depending on the proposal.
- Only complete application packages will be scheduled for ARB review. The application package is not complete without this checklist, completed, signed, and included with the required submittal materials indicated on the checklist.

In representing the above referenced firm submitting this application for review, I hereby state that the information provided in this application, and all accompanying information, is accurate, true and correct to the best of my knowledge, and that the attached plans contain all information required by this checklist.

	May 4, 2020
Signature of person completing checklist	Date
Alan Wong, Architect	**434-979-7550**
Printed Name / Title	Daytime phone number of Signatory

County of Albemarle Department of Planning and Community Development
401 McIntire Road, Charlottesville, VA 22902-4596
(434) 296-5832 Tel www.albemarle.org revised 10/24/2014

ARB FINAL SUBMISSION

MAY 4, 2020

STONEFIELD BLOCK D1

ALBEMARLE COUNTY, VIRGINIA

MITCHELL ▪ MATTHEWS
ARCHITECTS & PLANNERS



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e. Bbuehrer@oconnorcp.com
https://oconnorcp.com

OWNER
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ARCHITECT / APPLICANT
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TABLE OF CONTENTS

MITCHELL ▪ MATTHEWS
ARCHITECTS & PLANNERS

		REVISED	ADDED	MEMOS
RESPONSE TO COUNTY	**1**		●	*See response in red.*
DESCRIPTION	**3**	●		*Unit count revised.*
VICINITY	**4**			
SITE PHOTOS	**5**			
SITE PLANS	**6**	●	●	*Revised per ARB feedback. Added pages 7.1 - 7.2.*
LANDSCAPE PLANS	**8**	●	●	*Revised per ARB feedback. Added pages 8.1 - 8.4.*
CONTEXT	**11**			
PERSPECTIVE ILLUSTRATIONS	**12**	●	●	*Revised per ARB feedback. Added pages 15.1 - 15.2.*
ELEVATIONS	**16**	●		*Revised per ARB feedback. Added 17.1 & 19.1 - 19.2.*
EXTERIOR PALETTE	**20**	●		*Material palette reduced (Pergola removed).*
GLASS SPECIFICATIONS	**21**		●	
PHOTOMETRIC PLAN	**22**		●	
EXTERIOR LIGHTING CUT-SHEETS	**23**		●	

COUNTY OF ALBEMARLE
Department of Community Development
401 Mcintire Road, North Wing
Charlottesville, Virginia 22902-4596
Phone (434) 296-5832 Fax (434) 972-4126

December 17, 2019

Alan Wong
Mitchell Matthews Architects
P.O. Box 5603
Charlottesville, VA 22905

RE: ARB-2019-128: Stonefield Block D1 (TMP 061W0-03-00-019A0)

Dear Mr. Wong,

At its meeting on Monday, December 16, 2019, the Albemarle County Architectural Review Board took the following actions.

Regarding the Special Exception
The Board unanimously voted to forward the following recommendation to the agent for the Site Review Committee:

The ARB has no objection to the request for the Special Exception.

Regarding the Initial Site Plan
The Board unanimously voted to forward the following recommendations on the above-noted Initial Site Development Plan to the agent for the Site Review Committee:

- Regarding the Initial Site Plan:
  The ARB recommends approval of the Initial Site Plan with no conditions.
- Regarding recommendations on the plan as it relates to the guidelines:
  None.
- Regarding conditions to be satisfied prior to issuance of a grading permit:
  None.
- Regarding the final site plan submittal:

A Certificate of Appropriateness is required prior to final site plan approval. In addition to the required items listed in the Final Site Plan checklist, the following items must be addressed:

1. Provide for review samples of the proposed materials and colors.
   Samples of proposed materials and colors provided with application.

2. Revise the Hydraulic Road elevation to present more of a "primary façade" appearance in line with the materials, balance and use of hierarchy displayed in the Bond Street elevation. Consider adjusting the District and Inglewood elevations to reduce perceived length, expanse and repetition.
   Please reference large format sheets A201 - A204. A major revision from the Preliminary Review submission is that the massing of the building adjacent to Hydraulic has changed. Rather than a continuous mass along Hydraulic, the courtyard, which had previously been internal to the building, now opens to the street. This change breaks up the previous building mass and presents two similar wing facades at the street front with majority of the building mass setback from the street. The wing facades adjacent to Hydraulic have been detailed using the design principles and material vocabulary used on the Bond Street façade.

   The main revision to the District and Inglewood elevations was to eliminate selected apartment unit balconies and pulling the wall behind the balconies closer to the street. This decision further breaks up the mass of the elevation, injecting a new element in the rhythm of the façade and relieves the monotony of the same repeating balcony conditions.

   At the Inglewood elevation, an additional revision was to change the cladding of a block like mass, where the façade setbacks from the street, from lap siding to brick. While not particularly noticeable in elevation, in a perspective view entering Inglewood from Hydraulic this change breaks up the mass of the building. Finally, a brick tower was added to the end of the building wing facing Hydraulic.
3. To better determine appropriateness of the proposed building along Hydraulic Road, provide the following for review:
   a. More realistic representations of the District and Hydraulic elevations.
   Please reference large format sheet A203 for the revised Hydraulic elevation and A202 for the revised District elevation.
4. Provide for review the full line drawing elevations in color with material/color callouts.
   Please reference large format sheets A201 - A206.
5. Revise the EC frontage landscaping to promote human scale.
   The Entrance Corridor frontage landscaping has been revised to include a layered planting approach that steps down to the sidewalk to create a human scale. See large format sheets L3.1 and L3.4.
6. Provide specs and a sample for the proposed window glass. Include the standard window glass note on the architectural drawings.
   Proposed window glass sample submitted. Specifications submitted. Standard note appears on sheets A201 – A206.
7. Clarify the "roof appurtenance step back" and confirm that rooftop equipment will not be visible from the ECs.
   There are two (2) roof step-backs. One occurs on Inglewood Drive approximately midway between Bond and Hydraulic where the building jogs away from the street. The step-back happens at the seventh floor level where a brick mass is located. The second roof stepback occurs along District, starting near the corner with Bond to about midway between Bond and Hydraulic where the seventh floor apartment units begin. The step-back is a corridor connecting the apartment units to elevators located near the corner

of Bond and District.

The parapet walls at the roof are designed to act as guardrails. Therefore they are a minimum of 42” above the roof surface where that roof surface meets the parapet wall. Because of the low slope roof drainage, the parapet wall height above most of the roof surface is greater than 42”. As shown on shown on the elevations, the rooftop equipment is not visible above the top of the parapet walls.

8. Provide for review a lighting plan that includes all proposed pole lights, and ground and building-mounted light fixtures.
   A site lighting plan and cut sheets have been provided. See sheets L5.0, L6.0, and L6.1.
9. Provide at least one additional 3"W' caliper large shade tree near the center of the Hydraulic Road frontage.
   (7) 3 1/2” caliper Willow Oak’s have been provided along Hydraulic Road. See sheets L3.1 and L3.4.
10. Add large shade trees, 2%" caliper at planting, on Inglewood to establish a continuous row spaced 40' on center.
    Large shade trees have been added along Inglewood Drive.
11. Revise the landscape plan to satisfy the EC minimums and add trees to complement the architectural design and balance the building height.
    Plantings have been added to satisfy the Entrance Corridor requirements.
12. Show how existing trees to remain will be maintained in a healthy condition during construction.
    Tree protection measures will be added to the demolition plan.

You may submit your application for continued ARB review at your earliest convenience. Application forms, checklists and schedules are available on-line at www.albemarle.org/ARB. Please be certain that your ARB submittal addresses the above-noted issues.

If you have any questions concerning any of the above, please feel free to contact me.

Sincerely,

Margaret Maliszewski
Chief of Planning/Resource Management
434-296-5832 x3276
mmaliszewski@albemarle.org

cc: OCT Stonefield Property Owner LLC
230 Royal Palm Way, Ste 200
Palm Beach, FL 33480

File

Stonefield Block D1 is a multi-family building within the Stonefield development in Albemarle County, Virginia. Notable adjacent buildings include the Hyatt Place Hotel and the Regal Stonefield Cinema.

The project consists of a structure between six and eight stories tall and will provide housing with ~~234~~ **220** apartment units. One half of the building surrounds an open courtyard. The other half encloses a multi-level parking structure. The parking garage will be fully concealed from view from all surrounding streets.

The proposed building is bounded by the Hydraulic Road Entrance Corridor on one side. From Route 29 travel lanes, the proposed building's upper stories will be marginally visible.

The project contributes to the county's Comprehensive Plan objectives with the following:

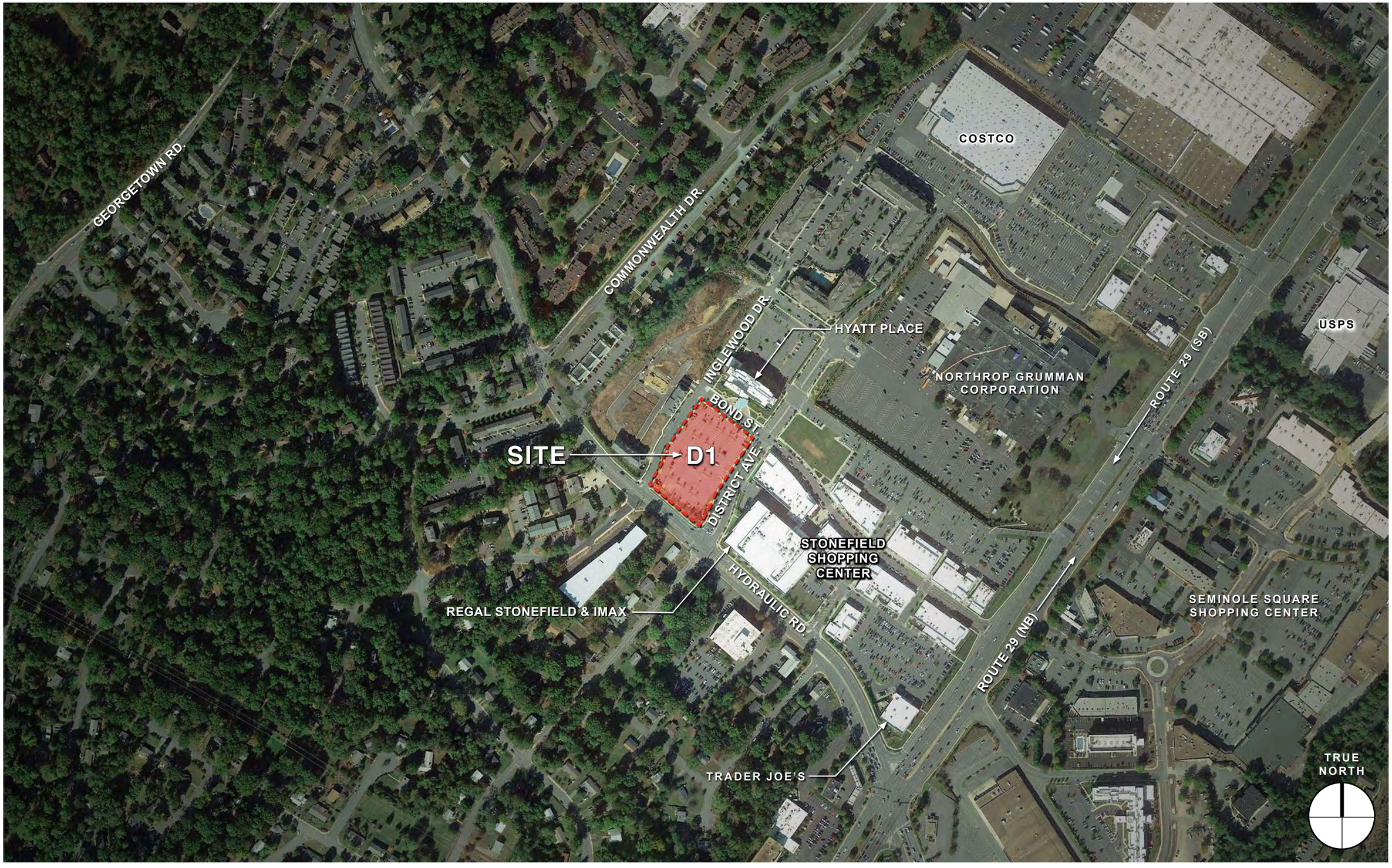
- *planted sidewalks, promoting safety, comfort and walkability*
- *continued block development in keeping with Stonefield's Neighborhood Model*
- *parking relegated to the block interior, concealed from view*
- *high density residential use*

The project complies with Entrance Corridor guidelines in the following areas:

- *compatibility with existing corridor character:* The architectural character of Hydraulic Road adjacent to Stonefield Development is a work in progress. At the moment it derives largely from recent structures-- the long wall of Regal Stonefield Cinema and a short run of rowhouses-- along with relatively young street trees, mostly sycamores. The proposed building will fill in a large open space currently occupied entirely by an asphalt parking lot. While it will be taller than the cinema and rowhouses, its height is not inappropriate for a street as wide as Hydraulic Road. Through its array of windows, balconies and railings it acquires a legible human scale that contributes to the streetscape in a way that the long, largely blank cinema wall does not. The fenestration of the proposed building combines with that of the rowhouses to engage the corridor and its sidewalks. In contrast, many older buildings along Hydraulic Road, especially those across the road from the site, have developed in a piecemeal manner, spaced too far apart, creating a negligible face along the street. Setbacks are inconsistent. Most of these buildings appear diminutive and overwhelmed along a street this busy and wide. In many cases surface parking is more prominent than the architecture. The proposed building at Block D1 seeks to avoid these deficiencies, contributing to a stronger, more compact street edge. The building's massing, articulation and material placement mitigates its size-- variations in projections, parapets, canopies and overhangs prevent a static appearance. Material choices reinforce these variations. The palette consists of a robust range of durable finishes-- brick, cementitious panels and metal/fiberglass or vinyl-clad windows and doors.

- *concealment of parking, loading and service areas:* In place of existing surface parking, a concealed multilevel parking deck will serve the proposed project. Trash removal, mail delivery and loading will occur along Inglewood Drive, away from view of Hydraulic Road and Route 29.

- *screening with landscape:* Street trees will be planted along Hydraulic Road, in keeping with the trees already planted at the Regal Cinema. In addition existing topography at Hydraulic Road will undergo regrading at the intersection with District Avenue to help screen the lower story of the building here, minimizing its perceived height.



ARB COUNTY REVIEW

VICINITY

MITCHELL ▪ MATTHEWS
ARCHITECTS & PLANNERS
CHARLOTTESVILLE, VA 434.979.7550



FROM **ROUTE 29**



FROM **HYDRAULIC, WEST-BOUND**



FROM **HYDRAULIC, EAST-BOUND**



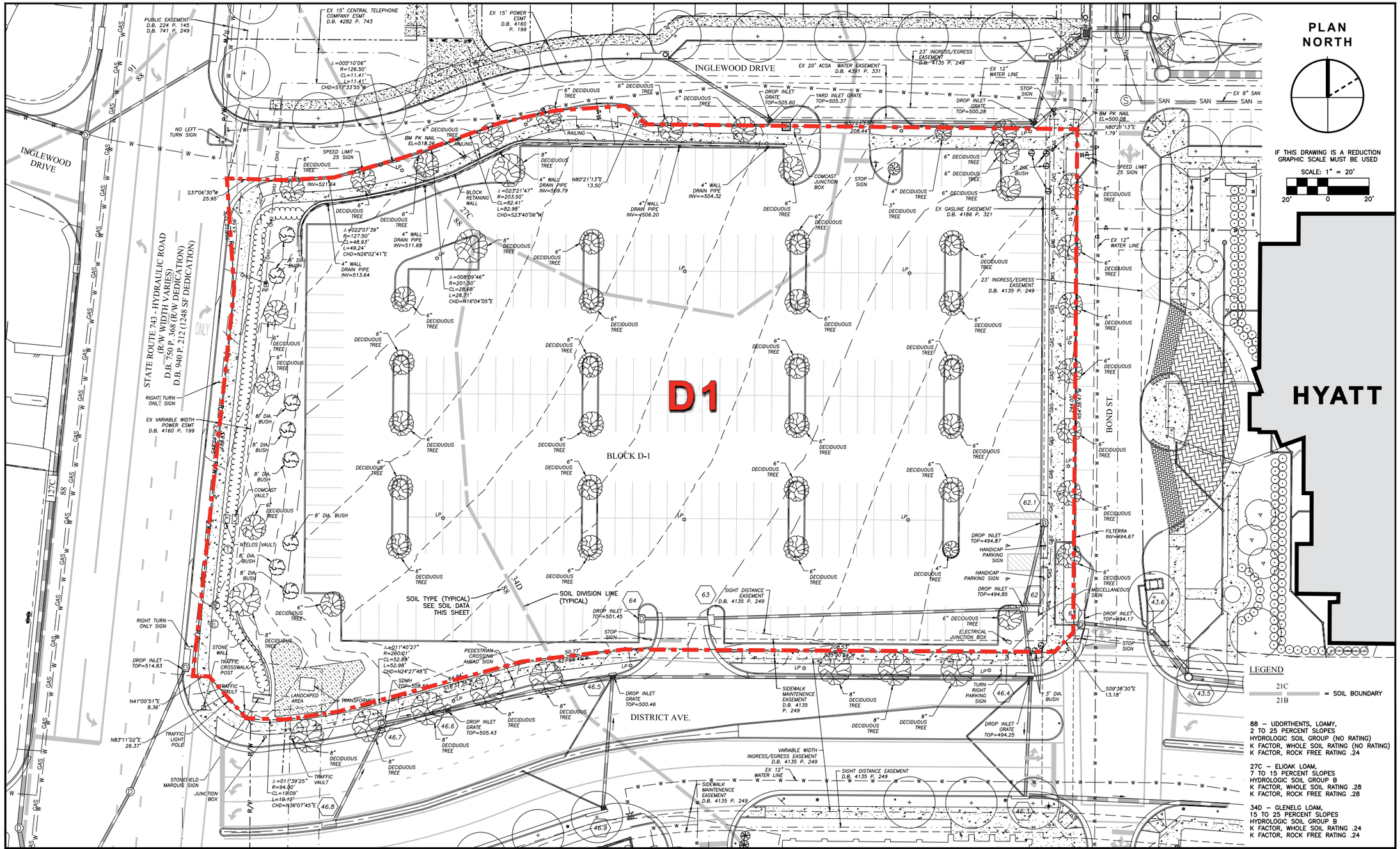
FROM CORNER OF **DISTRICT & BOND**

STONEFIELD BLOCK D1
ALBEMARME COUNTY, VA

ARB
COUNTY
REVIEW

SITE PHOTOS

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ARCHITECTS & PLANNERS
CHARLOTTESVILLE, VA 434.979.7550



M:\219040 Block D-1 Stonefield Site Plan\219040.02 Initial Site Plan\904002C_EX-1.dwg

NO.	SHEET REVISION	BY	DATE

NO.	SHEET REVISION	BY	DATE

COMMONWEALTH OF VIRGINIA
JOHN DAVID BEIRNE JR
Lic. No. 042267
PROFESSIONAL ENGINEER

WW ASSOCIATES
ENGINEERS SURVEYORS PLANNERS
PO Box 4119, Lynchburg, VA 24502, Phone: 434.316.6080
3040 Avemore Square Pl, Charlottesville, VA 22911, Phone: 434.984.2700
www.wwassociates.net

DESIGNED BY: JDB	PROJECT: STONEFIELD BLOCK D–1 INITIAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA			SET REV. NO. –
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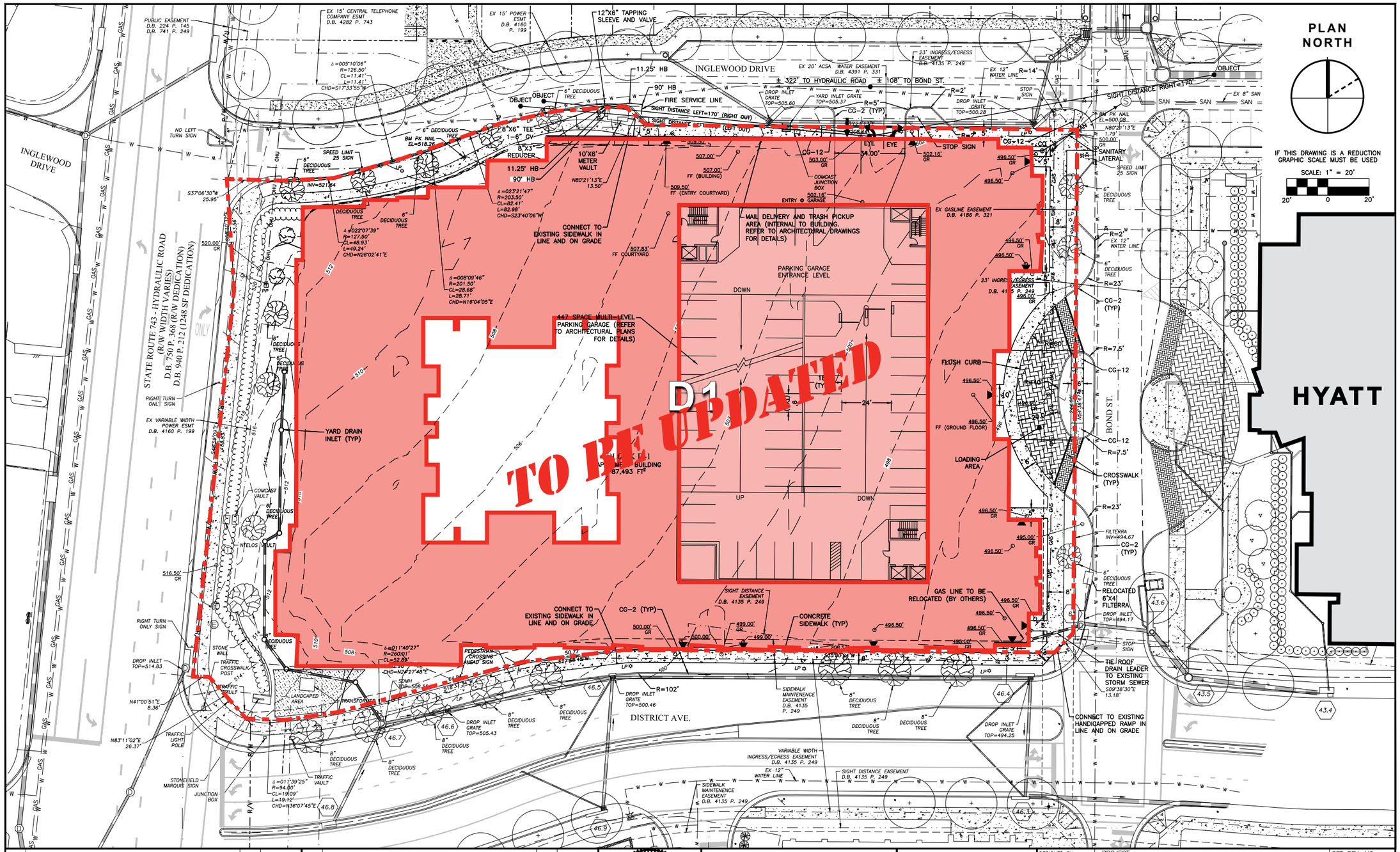
STONEFIELD BLOCK D1
ALBEMARLE COUNTY, VA

ARB COUNTY REVIEW

SITE PLAN EXISTING

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CHARLOTTESVILLE, VA 434.979.7550

6
2020.05.04



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NO.	SHEET REVISION	BY	DATE

NO.	SHEET REVISION	BY	DATE

JOHN DAVID BEIRNE JR
Lic. No. 042267
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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DESIGNED BY:	JDB
DRAWN BY:	KTM
DIHR BY:	HFW
WWA NUMBER:	219040.02

PROJECT: STONEFIELD BLOCK D-1
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

TITLE: SITE LAYOUT PLAN

FILE NAME:	DISCIPLINE:	SCALE:	DATE:
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SHEET NUMBER:	8 of 11

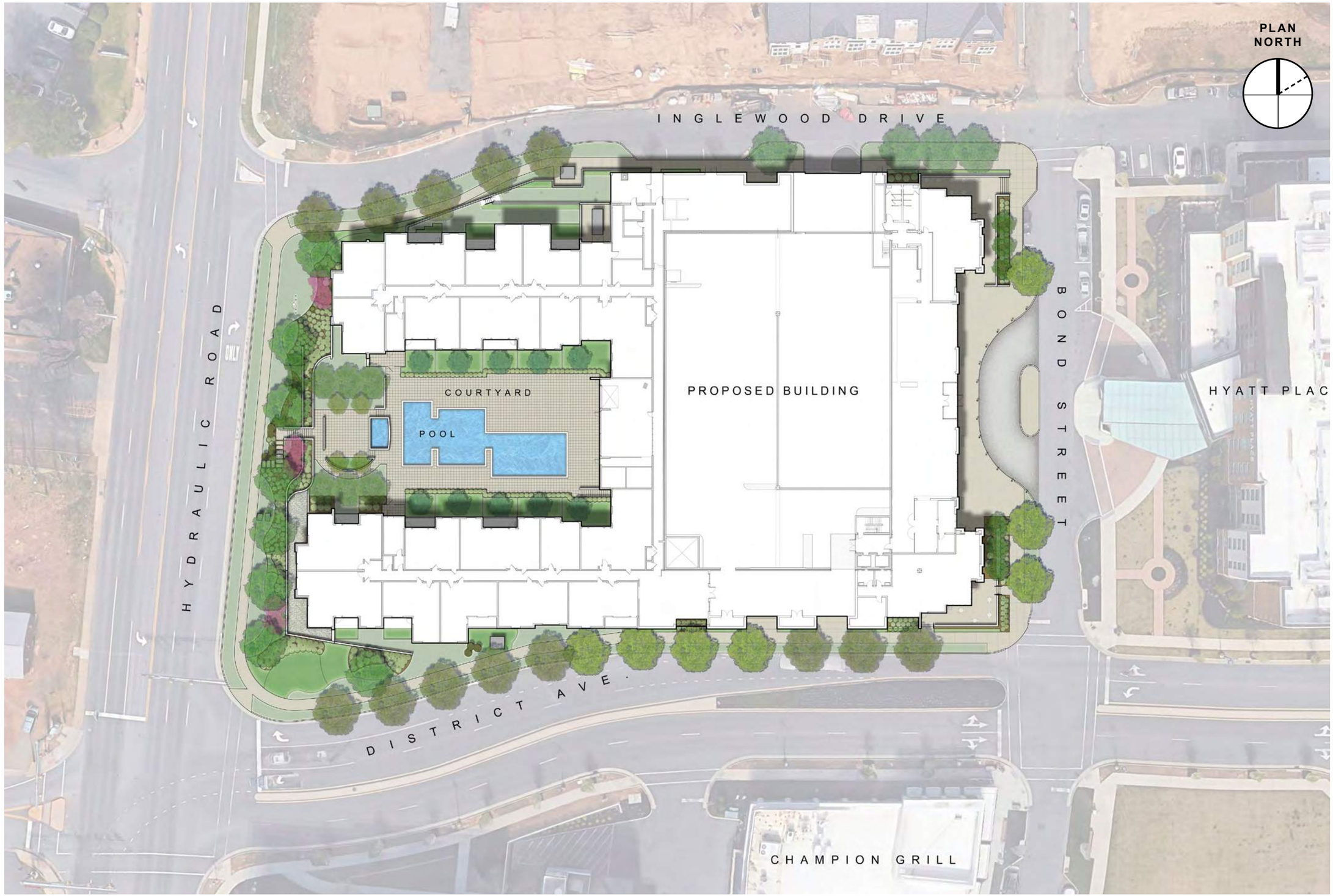
STONEFIELD BLOCK D1
ALBEMARLE COUNTY, VA

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SITE PLAN PROPOSED (CIVIL)

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CHARLOTTESVILLE, VA 434.979.7550

7
2020.05.04



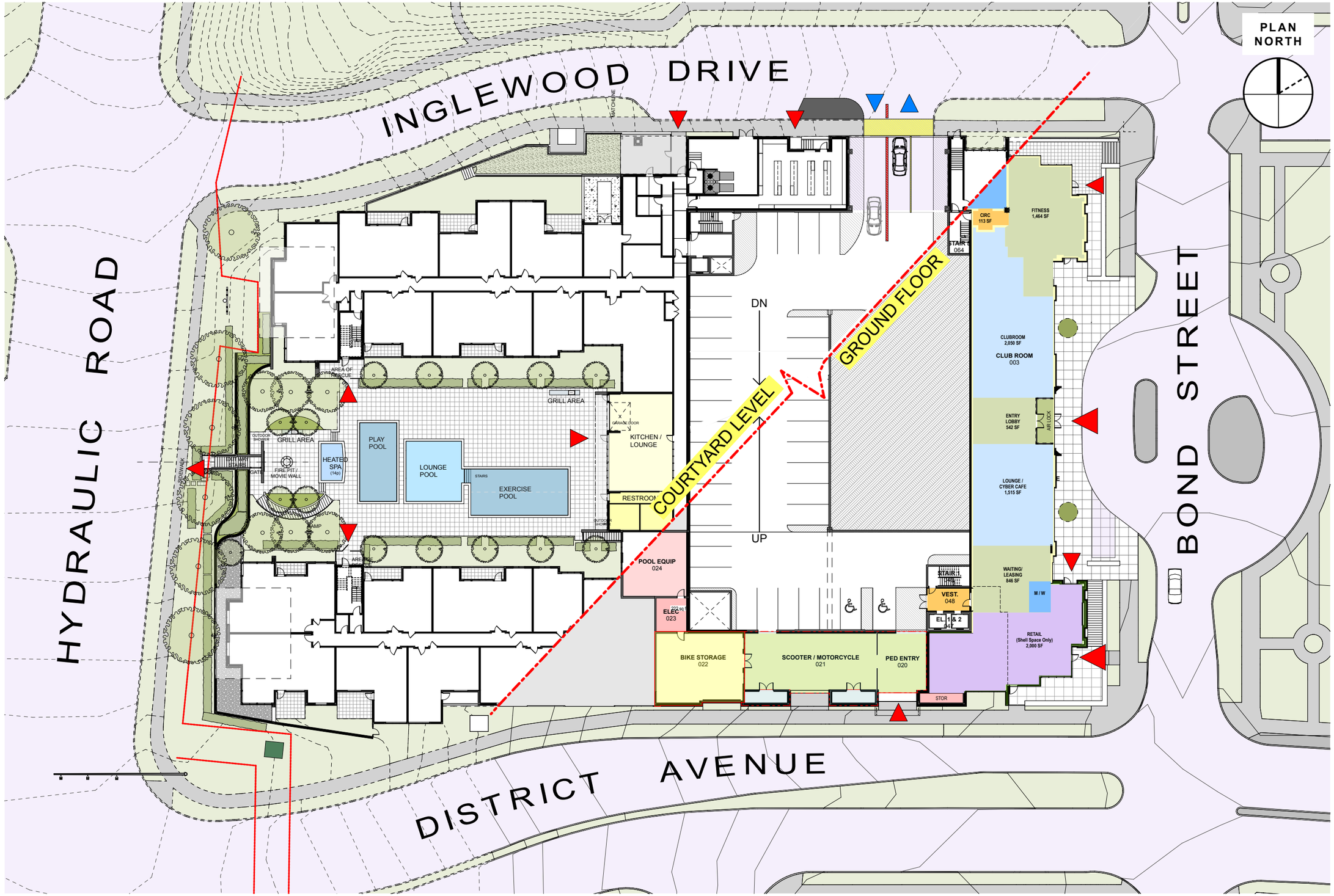
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COUNTY
REVIEW

SITE PLAN PROPOSED (ILLUSTRATIVE)

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STONEFIELD BLOCK D1
ALBEMARME COUNTY, VA

7.1
2020.05.04



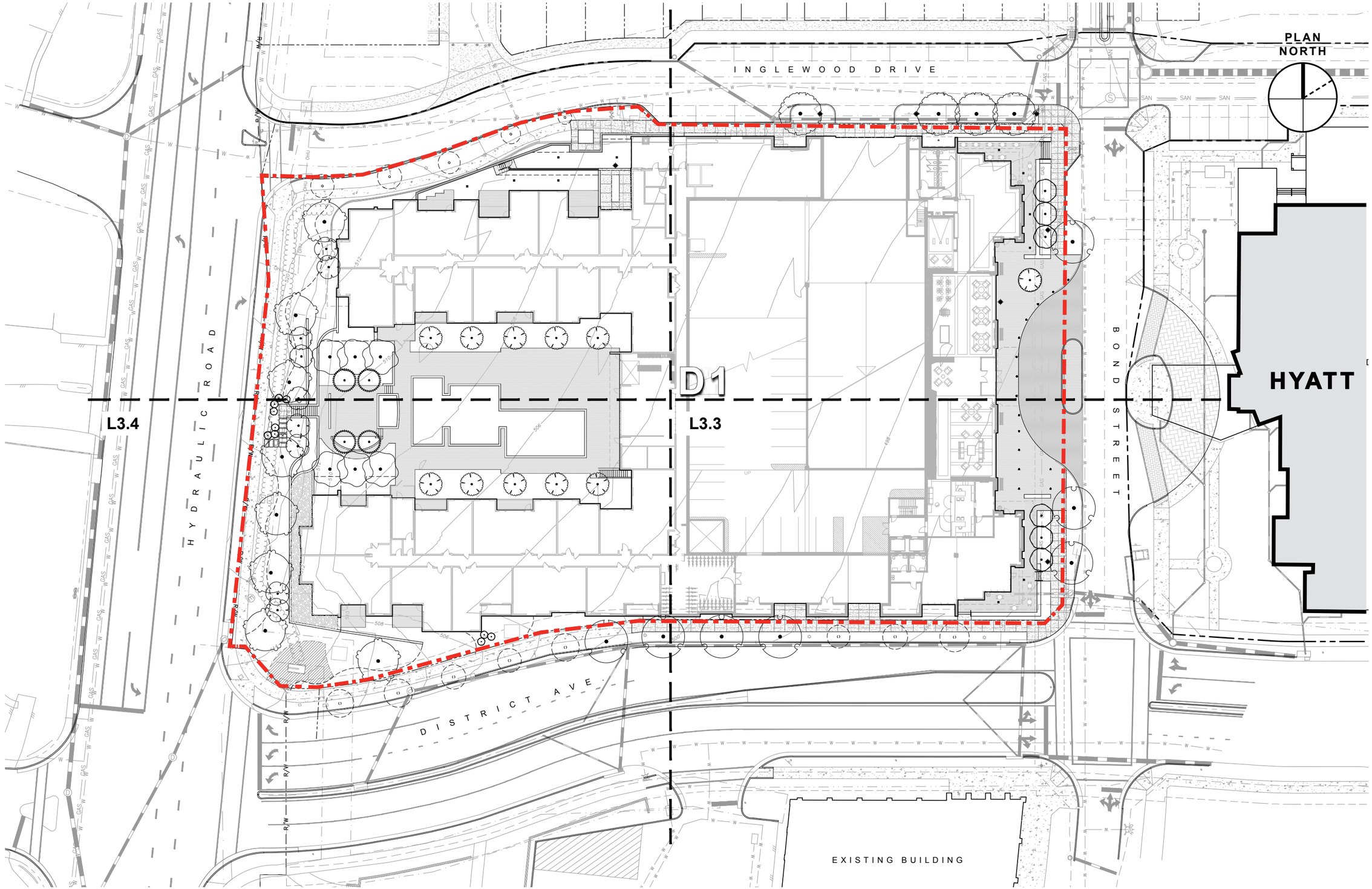
STONEFIELD BLOCK D1
ALBEMARLE COUNTY, VA

ARB COUNTY REVIEW

SITE PLAN PROPOSED (ARCHITECTURAL)

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ARCHITECTS & PLANNERS
CHARLOTTESVILLE, VA 434.979.7550

7.2
2020.05.04



LANDSCAPE PLAN (L3.0)

ARB COUNTY REVIEW

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ARCHITECTS & PLANNERS
CHARLOTTESVILLE, VA 434.979.7550

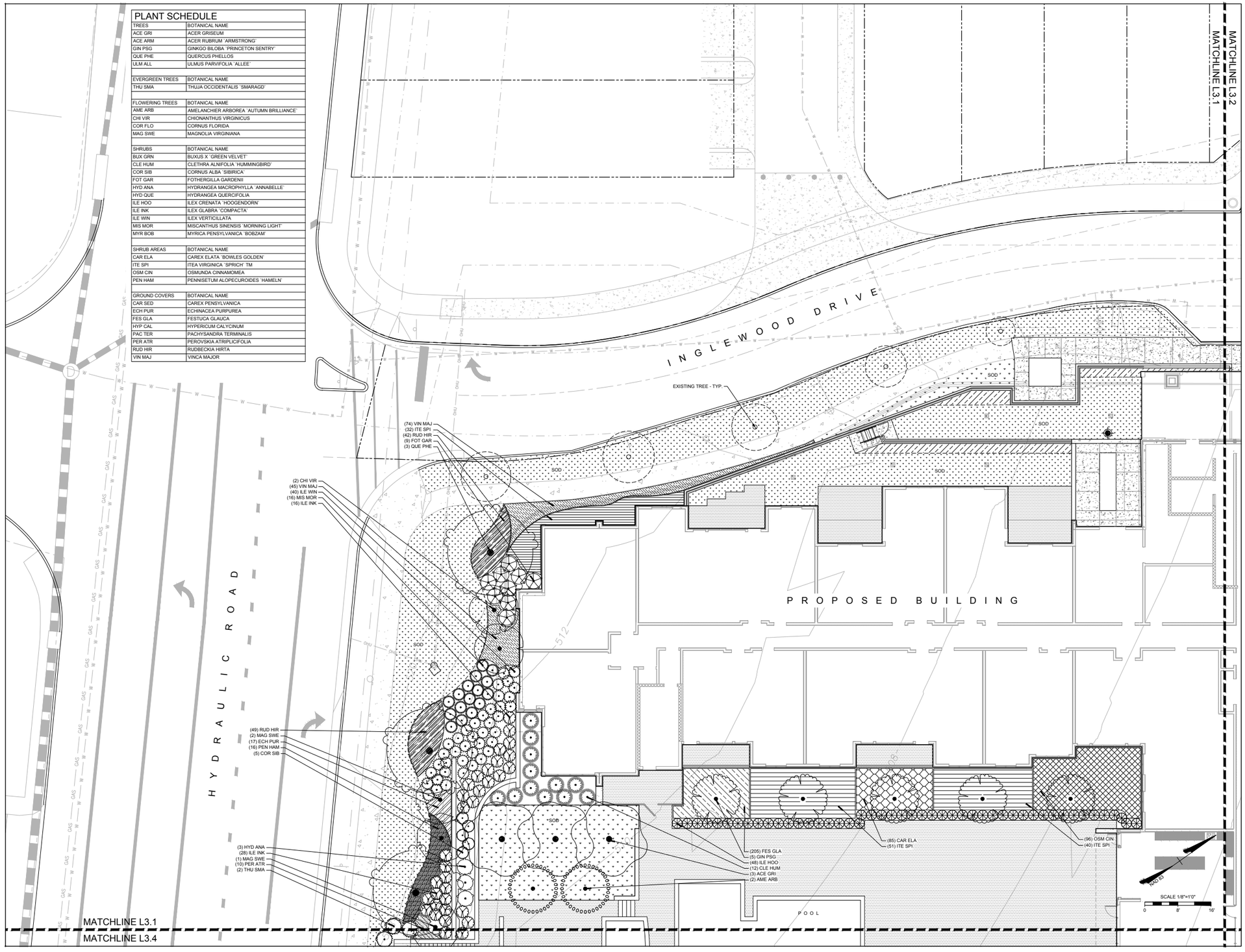
STONEFIELD BLOCK D1
ALBEMARLE COUNTY, VA

8

2020.05.04

PLANT SCHEDULE

TREES	BOTANICAL NAME
ACE GRI	ACER GRISEUM
ACE ARM	ACER RUBRUM `ARMSTRONG`
GIN PSG	GINKGO BILOBA `PRINCETON SENTRY`
QUE PHE	QUERCUS PHELLOS
ULM ALL	ULMUS PARVIFOLIA `ALLEE`
EVERGREEN TREES	BOTANICAL NAME
THU SMA	THUJA OCCIDENTALIS `SMARAGD`
FLOWERING TREES	BOTANICAL NAME
AME ARB	AMELANCHIER ARBOREA `AUTUMN BRILLIANCE`
CHI VIR	CHIONANTHUS VIRGINICUS
COR FLO	CORNUS FLORIDA
MAG SWE	MAGNOLIA VIRGINIANA
SHRUBS	BOTANICAL NAME
BUX GRN	BUXUS X `GREEN VELVET`
CLE HUM	CLETHRA ALNIFOLIA `HUMMINGBIRD`
COR SIB	CORNUS ALBA `SIBIRICA`
FOT GAR	FOTHERGILLA GARDENII
HYD ANA	HYDRANGEA MACROPHYLLA `ANNABELLE`
HYD QUE	HYDRANGEA QUERCIFOLIA
ILE HOO	ILEX CRENATA `HOOGENDORN`
ILE INK	ILEX GLABRA `COMPACTA`
ILE WIN	ILEX VERTICILLATA
MIS MOR	MISCANTHUS SINENSIS `MORNING LIGHT`
MYR BOB	MYRICA PENSYLVANICA `BOBZAM`
SHRUB AREAS	BOTANICAL NAME
CAR ELA	CAREX ELATA `BOWLES GOLDEN`
ITE SPI	ITEA VIRGINICA `SPRICH` TM
OSM CIN	OSMUNDA CINNAMOMEA
PEN HAM	PENNISETUM ALOPECUROIDES `HAMELN`
GROUND COVERS	BOTANICAL NAME
CAR SED	CAREX PENSYLVANICA
ECH PUR	ECHINACEA PURPUREA
FES GLA	FESTUCA GLAUCA
HYP CAL	HYPERICUM CALYCINUM
PAC TER	PACHYSANDRA TERMINALIS
PER ATR	PEROVSKIA ATRIPLICIFOLIA
RUD HIR	RUDBECKIA HIRTA
VIN MAJ	VINCA MAJOR



SCALE 1/8"=1'0"
0 8' 16'

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Tel 434-979-7550 Fax 434-979-8220

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Consultants

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Integrated Aquatics Engineering
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Doylestown, PA 18901
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Phillips Graddick Engineering
MEP ENGINEERS
500 Sugar Mill Road, Suite 100-A, Atlanta, GA 30350
PHONE:(770) 650-9001

ARCHITECTURAL REVIEW BOARD SUBMISSION

STONEFIELD BLOCK D1
2025 Bond Street
Charlottesville, Virginia

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DO NOT SCALE DRAWINGS

DETAIL LANDSCAPE PLAN

PROJECT 1814
DATE November 26, 2019
REVISIONS

NO#	DATE	DESCRIPTION

L3.1

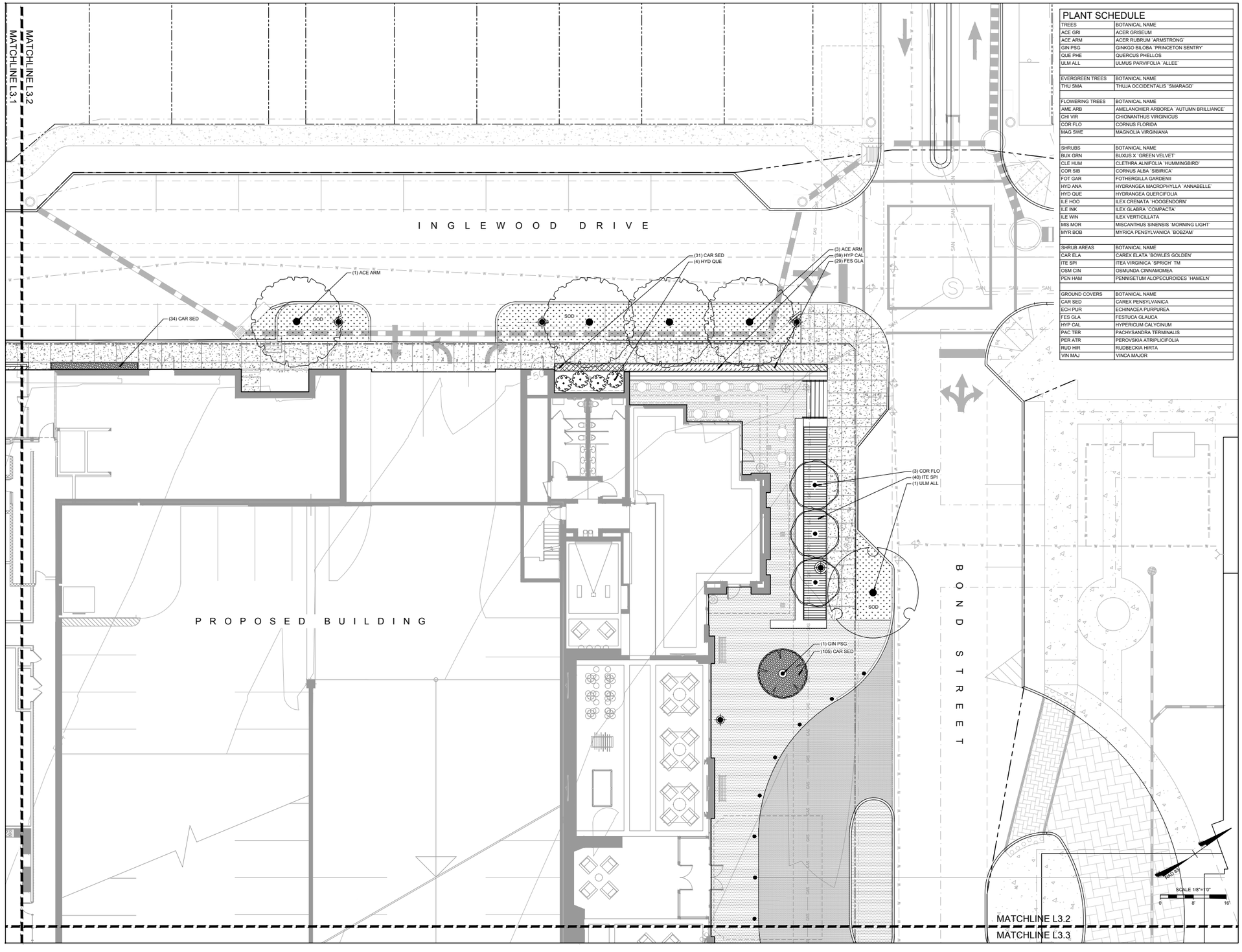
STONEFIELD BLOCK D1
ALBEMARME COUNTY, VA

ARB
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ENLARGED LANDSCAPE PLAN

MITCHELL ▪ MATTHEWS
ARCHITECTS & PLANNERS
CHARLOTTESVILLE, VA 434.979.7550

8.1
2020.05.04



PLANT SCHEDULE

TREES	BOTANICAL NAME
ACE GRI	ACER GRISEUM
ACE ARM	ACER RUBRUM `ARMSTRONG`
GIN PSG	GINKGO BILOBA `PRINCETON SENTRY`
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COR SIB	CORNUS ALBA `SIBIRICA`
FOT GAR	FOTHERGILLA GARDENII
HYD ANA	HYDRANGEA MACROPHYLLA `ANNABELLE`
HYD QUE	HYDRANGEA QUERCIFOLIA
ILE HOO	ILEX CRENATA `HOOGENDORN`
ILE INK	ILEX GLABRA `COMPACTA`
ILE WIN	ILEX VERTICILLATA
MIS MOR	MISCANTHUS SINENSIS `MORNING LIGHT`
MYR BOB	MYRICA PENSYLVANICA `BOBZAM`
SHRUB AREAS	BOTANICAL NAME
CAR ELA	CAREX ELATA `BOWLES GOLDEN`
ITE SPI	ITEA VIRGINICA `SPIRICH` TM
OSM CIN	OSMUNDA CINNAMOMEA
PEN HAM	PENNISETUM ALOPECUROIDES `HAMELN`
GROUND COVERS	BOTANICAL NAME
CAR SED	CAREX PENSYLVANICA
ECH PUR	ECHINACEA PURPUREA
FES GLA	FESTUCA GLAUCA
HYP CAL	HYPERICUM CALYCINUM
PAC TER	PACHYSANDRA TERMINALIS
PER ATR	PEROVSKIA ATRIPLICIFOLIA
RUD HIR	RUDBECKIA HIRTA
VIN MAJ	VINCA MAJOR

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DETAIL LANDSCAPE PLAN

PROJECT 1814
DATE November 26, 2019
REVISIONS

NUM	DATE	DESCRIPTION

L3.2

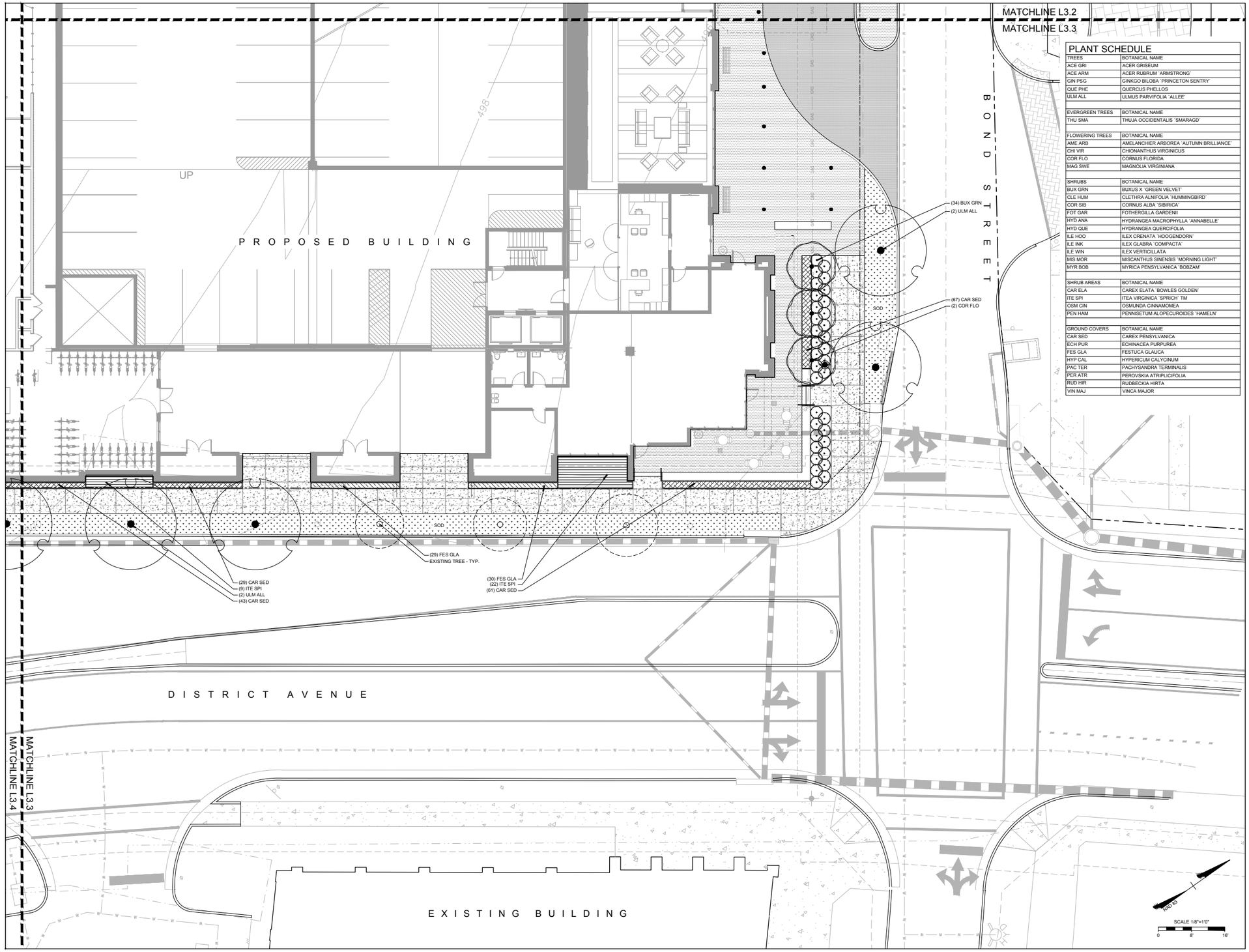
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ALBEMARLE COUNTY, VA

ARB COUNTY REVIEW

ENLARGED LANDSCAPE PLAN

MITCHELL ▪ MATTHEWS
ARCHITECTS & PLANNERS
CHARLOTTESVILLE, VA 434.979.7550

8.2
2020.05.04



PLANT SCHEDULE	
TREES	BOTANICAL NAME
ACE GRI	ACER GRISEUM
ACE ARM	ACER RUBRUM `ARMSTRONG`
GIN PSG	GINKGO BILOBA `PRINCETON SENTRY`
QUE PHE	QUERCUS PHELLOS
ULM ALL	ULMUS PARVIFOLIA `ALLEE`
EVERGREEN TREES	BOTANICAL NAME
THU SMA	THUJA OCCIDENTALIS `SMARAGD`
FLOWERING TREES	BOTANICAL NAME
AME ARB	AMELANCHIER ARBOREA `AUTUMN BRILLIANCE`
CHI VIR	CHIONANTHUS VIRGINICUS
COR FLO	CORNUS FLORIDA
MAG SWE	MAGNOLIA VIRGINIANA
SHRUBS	BOTANICAL NAME
BUX GRN	BUXUS X `GREEN VELVET`
CLE HUM	CLETHRA ALNIFOLIA `HUMMINGBIRD`
COR SIB	CORNUS ALBA `SIBIRICA`
FOT GAR	FOTHERGILLA GARDENII
HYD ANA	HYDRANGEA MACROPHYLLA `ANNABELLE`
HYD QUE	HYDRANGEA QUERCIFOLIA
ILE HOO	ILEX CRENATA `HOOGENDORN`
ILE INK	ILEX GLABRA `COMPACTA`
ILE WIN	ILEX VERTICILLATA
MIS MOR	MISCANTHUS SINENSIS `MORNING LIGHT`
MYR BOB	MYRICA PENSYLVANICA `BOBZAM`
SHRUB AREAS	BOTANICAL NAME
CAR ELA	CAREX ELATA `BOWLES GOLDEN`
ITE SPI	ITEA VIRGINICA `SPRICH` TM
OSM CIN	OSMUNDA CINNAMOMEA
PEN HAM	PENNISETUM ALOPECUROIDES `HAMELN`
GROUND COVERS	BOTANICAL NAME
CAR SED	CAREX PENSYLVANICA
ECH PUR	ECHINACEA PURPUREA
FES GLA	FESTUCA GLAUCA
HYP CAL	HYPERICUM CALYCINUM
PAC TER	PACHYSANDRA TERMINALIS
PER ATR	PEROVSKIA ATRIPLICIFOLIA
RUD HIR	RUDBECKIA HIRTA
VIN MAJ	VINCA MAJOR

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PROJECT 1814
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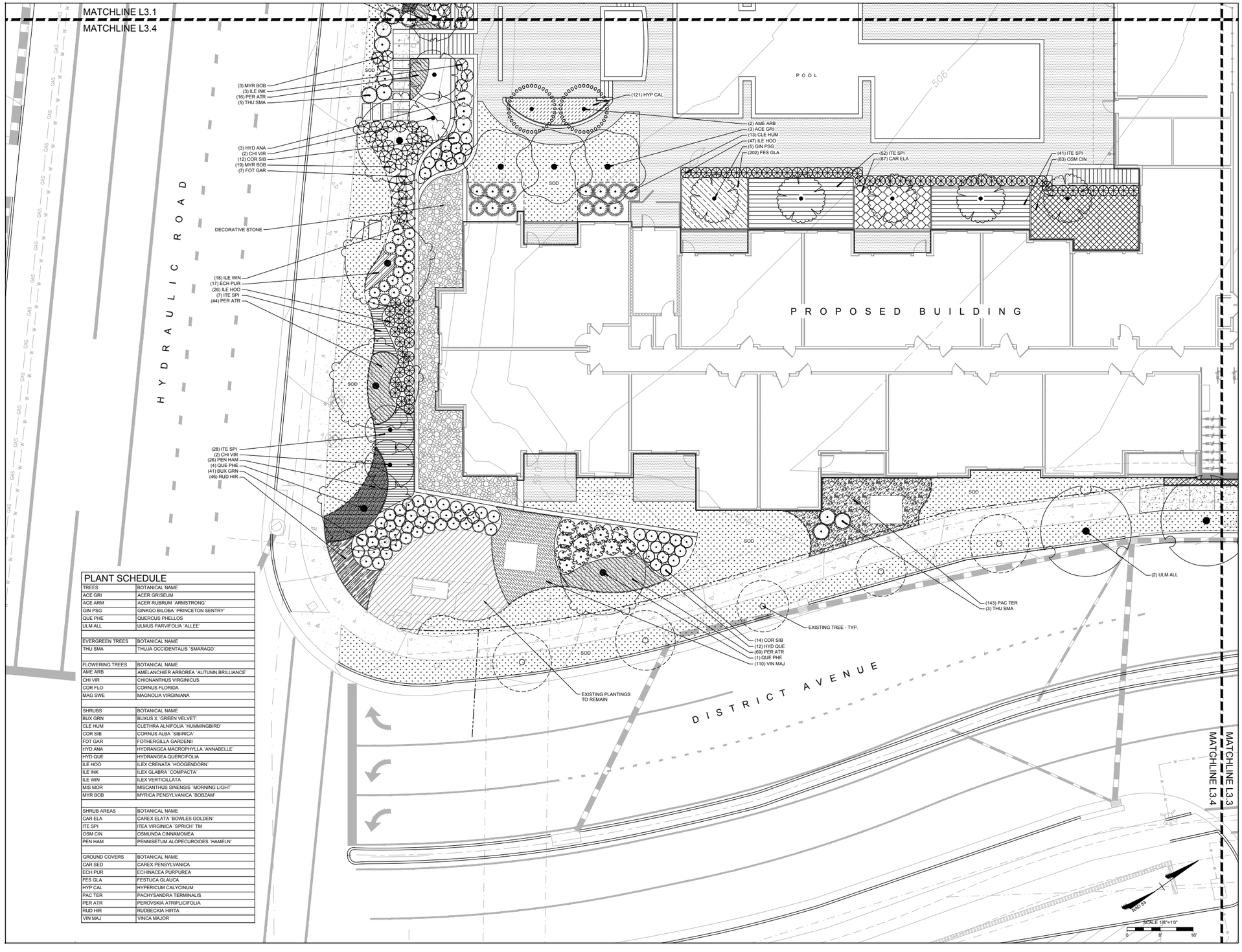
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ALBEMARLE COUNTY, VA

ARB COUNTY REVIEW

ENLARGED LANDSCAPE PLAN

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ARCHITECTS & PLANNERS
CHARLOTTESVILLE, VA 434.979.7550

8.3
2020.05.04



PLANT SCHEDULE	
TREES	BOTANICAL NAME
ACE GRI	ACER GRISEUM
ACE ARM	ACER RUBRUM `ARMSTRONG`
GIN PSG	GINKGO BILOBA `PRINCETON SENTRY`
QUE PHE	QUERCUS PHELLOS
ULM ALL	ULMUS PARVIFOLIA `ALLEE`
EVERGREEN TREES	BOTANICAL NAME
THU SMA	THUJA OCCIDENTALIS `SMARAGD`
FLOWERING TREES	BOTANICAL NAME
AME ARB	AMELANCHIER ARBOREA `AUTUMN BRILLIANCE`
CHI VIR	CHIONANTHUS VIRGINICUS
COR FLO	CORNUS FLORIDA
MAG SWE	MAGNOLIA VIRGINIANA
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CLE HUM	CLETHRA ALNIFOLIA `HUMMINGBIRD`
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FOT GAR	FOTHERGILLA GARDENII
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MYR BOB	MYRICA PENSYLVANICA `BOBZAM`
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PER ATR	PEROVSKIA ATRIPLICIFOLIA
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VIN MAJ	VINCA MAJOR

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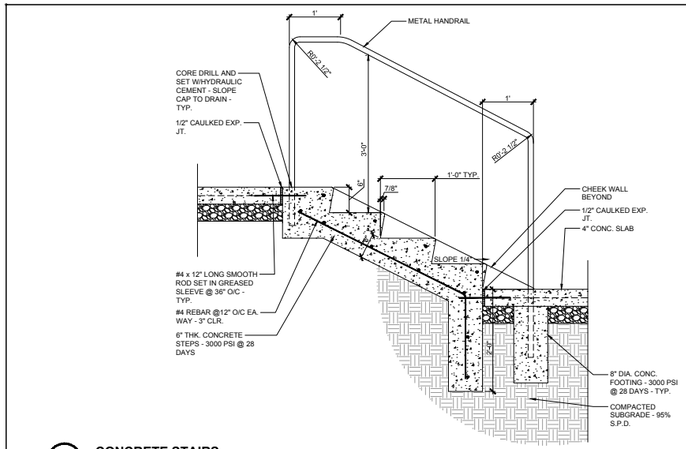
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ARB COUNTY REVIEW

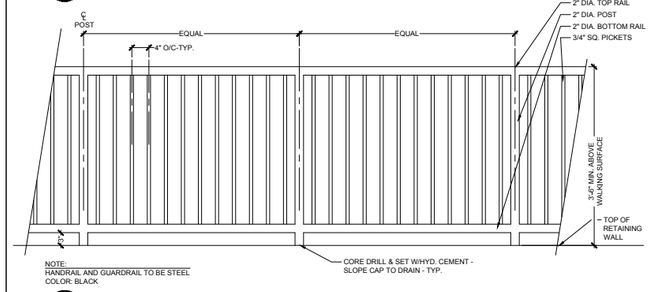
ENLARGED LANDSCAPE PLAN

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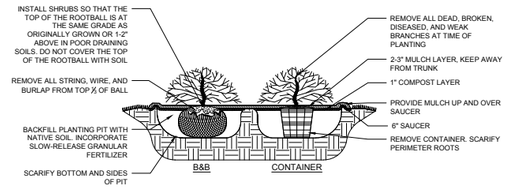
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2020.05.04



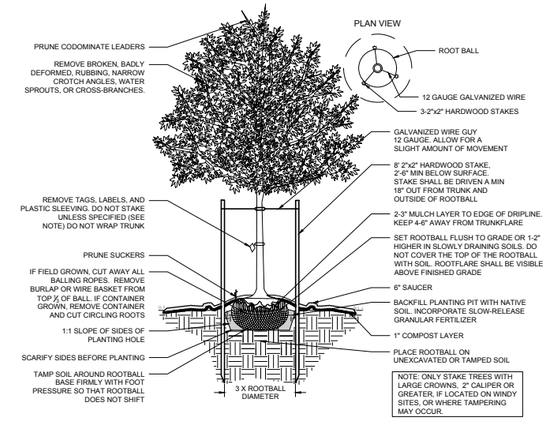
1 CONCRETE STAIRS
1" = 1'-0"



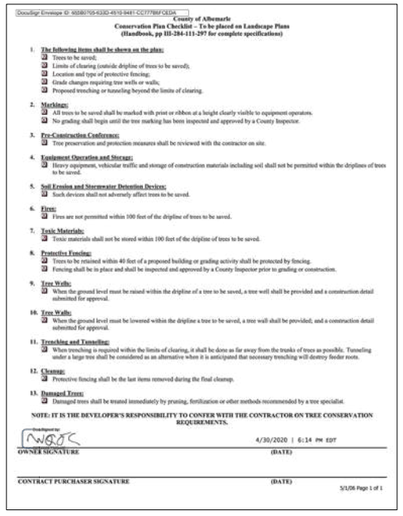
2 RAILING ELEVATION
1" = 1'-0"



3 SHRUB PLANTING
NOT TO SCALE



5 DECIDUOUS TREE - STAKING SPECIFIED
NOT TO SCALE


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County of Albemarle
Conservation Plan Checklist – To be placed on Landscape Plans
(Handbook, pp III-284-111-297 for complete specifications)

1. **The following items shall be shown on the plan:**
   - ☑ Trees to be saved;
   - ☑ Limits of clearing (outside dripline of trees to be saved);
   - ☑ Location and type of protective fencing;
   - ☑ Grade changes requiring tree wells or walls;
   - ☑ Proposed trenching or tunneling beyond the limits of clearing.
2. **Markings:**
   - ☑ All trees to be saved shall be marked with print or ribbon at a height clearly visible to equipment operators.
   - ☑ No grading shall begin until the tree marking has been inspected and approved by a County Inspector.
3. **Pre-Construction Conference:**
   - ☑ Tree preservation and protection measures shall be reviewed with the contractor on site.
4. **Equipment Operation and Storage:**
   - ☑ Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved.
5. **Soil Erosion and Stormwater Detention Devices:**
   - ☑ Such devices shall not adversely affect trees to be saved.
6. **Fires:**
   - ☑ Fires are not permitted within 100 feet of the dripline of trees to be saved.
7. **Toxic Materials:**
   - ☑ Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.
8. **Protective Fencing:**
   - ☑ Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing.
   - ☑ Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.
9. **Tree Wells:**
   - ☑ When the ground level must be raised within the dripline of a tree to be saved, a tree well shall be provided and a construction detail submitted for approval.
10. **Tree Walls:**
    - ☑ When the ground level must be lowered within the dripline a tree to be saved, a tree wall shall be provided; and a construction detail submitted for approval.
11. **Trenching and Tunneling:**
    - ☑ When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.
12. **Clearing:**
    - ☑ Protective fencing shall be the last items removed during the final cleanup.
13. **Damaged Trees:**
    - ☑ Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.

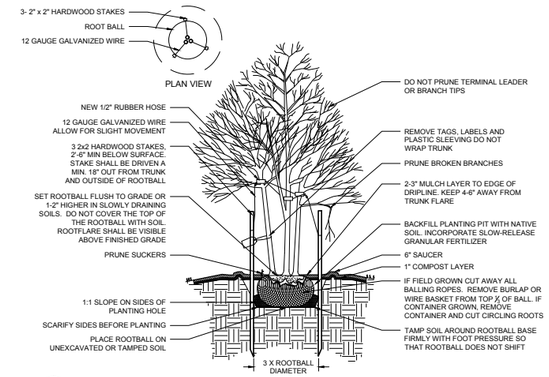
NOTE: IT IS THE DEVELOPER'S RESPONSIBILITY TO CONFER WITH THE CONTRACTOR ON TREE CONSERVATION REQUIREMENTS.

Docusigned by: DWBOC
OWNER SIGNATURE — 4/30/2020 | 6:14 PM EDT (DATE)

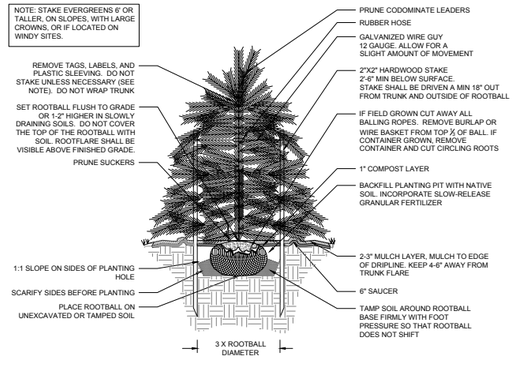
CONTRACT PURCHASER SIGNATURE — (DATE)

5/LDS Page 1 of 1

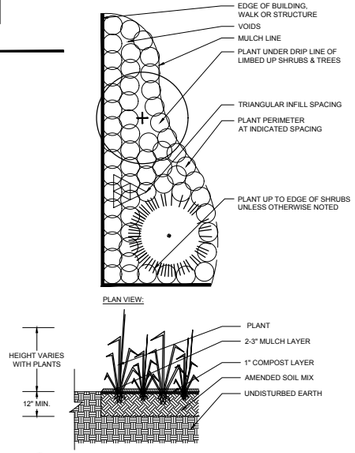
6 CONSERVATION PLAN CHECKLIST



7 MULTI-STEM TREE - STAKING SPECIFIED
NOT TO SCALE



4 DECIDUOUS TREE - STAKING SPECIFIED
NOT TO SCALE



8 GROUNDCOVER/ PERENNIAL PLANTING
NOT TO SCALE

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
ACE GRI	6	ACER GRISEUM	PAPERBARK MAPLE	2.5" CAL.	B&B	
ACE ARM	4	ACER RUBRUM `ARMSTRONG`	ARMSTRONG RED MAPLE	2.5" CAL.	B&B	
GIN PSG	11	GINKGO BILOBA `PRINCETON SENTRY`	PRINCETON SENTRY GINGKO	2.5" CAL.	B&B	
QUE PHE	8	QUERCUS PHELLOS	WILLOW OAK	3.5" CAL.	B&B	
ULM ALL	7	ULMUS PARVIFOLIA `ALLEE`	ALLEE LACEBARK ELM	2.5" CAL.	B&B	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
THU SMA	10	THUJA OCCIDENTALIS `SMARAGD`	EMERALD GREEN ARBORVITAE	8` HT.	B&B	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
AME ARB	4	AMELANCHIER ARBOREA `AUTUMN BRILLIANCE`	DOWNY SERVICEBERRY	8` HT.	B&B	
CHI VIR	6	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	8` HT.	B&B	
COR FLO	6	CORNUS FLORIDA	EASTERN DOGWOOD	8` HT.	B&B	
MAG SWE	3	MAGNOLIA VIRGINIANA	SWEET BAY	8` HT.	B&B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
BUX GRN	75	BUXUS X `GREEN VELVET`	GREEN VELVET BOXWOOD	24" HT./SPRD.	CONTAINER	36" o.c.
CLE HUM	25	CLETHRA ALNIFOLIA `HUMMINGBIRD`	HUMMINGBIRD SUMMERSWEET	24" HT./SPRD.	CONTAINER	48" o.c.
COR SIB	31	CORNUS ALBA `SIBIRICA`	REDBARK DOGWOOD	24" HT./SPRD.	CONTAINER	36" o.c.
FOT GAR	16	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" HT./SPRD.	CONTAINER	48" o.c.
HYD ANA	6	HYDRANGEA MACROPHYLLA `ANNABELLE`	LARGELEAF HYDRANGEA	24" HT./SPRD.	CONTAINER	48" o.c.
HYD QUE	16	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24" HT./SPRD.	CONTAINER	48" o.c.
ILE HOO	121	ILEX CRENATA `HOOGENDORN`	HOOGENDORN JAPANESE HOLLY	24" HT./SPRD.	CONTAINER	30" o.c.
ILE INK	36	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	24" HT./SPRD.	CONTAINER	36" o.c.
ILE WIN	58	ILEX VERTICILLATA	WINTERBERRY	24" HT./SPRD.	CONTAINER	36" o.c.
MIS MOR	16	MISCANTHUS SINENSIS `MORNING LIGHT`	EULALIA GRASS	24" HT./SPRD.	CONTAINER	36" o.c.
MYR BOB	22	MYRICA PENSYLVANICA `BOBZAM`	BOBEE NORTHERN BAYBERRY	24" HT./SPRD.	CONTAINER	36" o.c.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
CAR ELA	172	CAREX ELATA `BOWLES GOLDEN`	BOWLES GOLDEN SEDGE	1 GAL.	CONTAINER	18" o.c.
ITE SPI	322	ITEA VIRGINICA `SPRICH` TM	LITTLE HENRY VIRGINIA SWEETSPIRE	1 GAL.	CONTAINER	30" o.c.
OSM CIN	179	OSMUNDA CINNAMOMEA	CINNAMON FERN	1 GAL.	CONTAINER	24" o.c.
PEN HAM	42	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN FOUNTAIN GRASS	1 GAL.	CONTAINER	30" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
CAR SED	370	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	1 GAL.		12" o.c.
ECH PUR	34	ECHINACEA PURPUREA	CONEFLOWER	1 GAL.		18" o.c.
FES GLA	495	FESTUCA GLAUCA	BLUE FESCUE	1 GAL.		12" o.c.
HYP CAL	180	HYPERICUM CALYCINUM	CREEPING ST. JOHN'S WORT	1 GAL.		12" o.c.
PAC TER	143	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	1 GAL.		18" o.c.
PER ATR	139	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL.		18" o.c.
RUD HIR	137	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL.		18" o.c.
VIN MAJ	229	VINCA MAJOR	PERIWINKLE	1 GAL.		18" o.c.

LANDSCAPING ALONG THE FRONTAGE OF E.C. STREETS
per Albemarle County ARB Guidelines

STREET	LENGTH	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
HYDRAULIC RD	243 LF	1 LG. DEC. TREE/35' WITH INTERSPERSED FLOWERING TREES	(243÷35) = 6.9	7 LARGE TREES	7 LARGE DEC. TREES 9 SMALL FLOWERING TREES

LANDSCAPING ALONG INTERIOR STREETS
per Albemarle County ARB Guidelines

STREET	LENGTH	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
INGLEWOOD DR	420 LF	1 LG. DEC. TREE/40'	(420÷40) = 10.5	11 LARGE TREES	9 LARGE DEC. TREES (5 EXISTING)
BOND ST	259 LF	1 LG. DEC. TREE/40'	(259÷40) = 6.5	7 LARGE TREES	3 LARGE DEC. TREES 6 SMALL FLOWERING TREES
DISTRICT AVE	423 LF	1 LG. DEC. TREE/40'	(423÷40) = 10.6	11 LARGE TREES	12 LARGE DEC. TREES (8 EXISTING)

TREE COVER CALCULATIONS
per Sec. 32.7.9.8 of the Albemarle County Code

SITE AREA	REQUIREMENT	CALCULATION	REQUIRED QUANTITY	PROVIDED QUANTITY
2.47 AC (GROSS SITE AREA)	10% COVER	2.47 AC x .1 = 0.247 AC = 10,759.3 SF	10,760 SF	11,500 SF

NOTE:
-ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.

GENERAL NOTES

PRE-CONSTRUCTION

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" AT 1.800.552.7001 FOR LOCATION OF ALL UTILITY LINES.TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE ARCHITECTS, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS

CONSTRUCTION/INSTALLATION

- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

INSPECTIONS/GUARANTEE

- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

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DO NOT SCALE DRAWINGS

LANDSCAPE NOTES AND DETAILS

PROJECT 1814
DATE November 26, 2019

REVISIONS

NO.	DATE	DESCRIPTION

L4.0

STONEFIELD BLOCK D1
ALBEMARLE COUNTY, VA

ARB COUNTY REVIEW

LANDSCAPE PLAN NOTES

MITCHELL ▪ MATTHEWS
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GENERAL CONSTRUCTION NOTES FOR SITE PLANS
(SOURCE: ALBEMARLE COUNTY ENGINEERING & PUBLIC WORKS POLICIES)

1. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR, THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
2. ALL CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
3. EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
4. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED.
5. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL: VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
6. PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE ALBEMARLE COUNTY DIRECTOR OF ENGINEERING, OR THE DIRECTOR'S DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
7. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
8. UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE - CLASS III.
9. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).

GENERAL CONSTRUCTION NOTES FOR EROSION AND SEDIMENT CONTROL PLANS
(SOURCE: ALBEMARLE COUNTY ENGINEERING & PUBLIC WORKS POLICIES)

1. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND CONTROL SEDIMENT REGULATIONS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
7. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS FOR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
10. ALL FILL MATERIAL TO BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA.
11. ALL WASTE MATERIALS SHALL BE TAKEN TO AN APPROVED WASTE AREA. EARTH FILL SHALL BE INERT MATERIALS ONLY, FREE OF ROOTS, STUMPS, WOOD, RUBBISH, AND OTHER DEBRIS.
12. BORROW OR WASTE AREAS ARE TO BE RECLAIMED WITHIN 7 DAYS OF COMPLETION PER ZONING ORDINANCE SECTION 5.1.28.
13. ALL INERT MATERIALS SHALL BE TRANSPORTED IN COMPLIANCE WITH SECTION 13-301 OF THE CODE OF ALBEMARLE.
14. BORROW, FILL OR WASTE ACTIVITY INVOLVING INDUSTRIAL-TYPE POWER EQUIPMENT SHALL BE LIMITED TO THE HOURS OF 7:00A.M. TO 9:00 P.M.
15. BORROW, FILL OR WASTE ACTIVITY SHALL BE CONDUCTED IN A SAFE MANNER THAT MAINTAINS LATERAL SUPPORT, OR ORDER TO MINIMIZE ANY HAZARD TO PERSONS, PHYSICAL DAMAGE TO ADJACENT LAND AND IMPROVEMENTS, AND DAMAGE TO ANY PUBLIC STREET BECAUSE OF SLIDES, SINKING, OR COLLAPSE.
16. THE DEVELOPER SHALL RESERVE THE RIGHT TO INSTALL, MAINTAIN, REMOVE OR CONVERT TO PERMANENT STORMWATER MANAGEMENT FACILITIES WHERE APPLICABLE ALL EROSION CONTROL MEASURES REQUIRED BY THIS PLAN REGARDLESS OF THE SALE OF ANY LOT, UNIT, BUILDING OR OTHER PORTION OF THE PROPERTY.
17. TEMPORARY STABILIZATION SHALL BE TEMPORARY SEEDING AND MULCHING. SEEDING IS TO BE AT 75 LBS/ACRE, AND IN THE MONTHS OF SEPTEMBER TO FEBRUARY TO CONSIST A 50/50 MIX OF ANNUAL RYEGRASS AND CEREAL WINTER RYE, OR IN MARCH AND APRIL TO CONSIST OF ANNUAL RYE, OR MAY THROUGH AUGUST TO CONSIST OF GERMAN MILLET. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVED BY THE COUNTY EROSION CONTROL INSPECTOR.
18. PERMANENT STABILIZATION SHALL BE LIME AND FERTILIZER, PERMANENT SEEDING, AND MULCH. AGRICULTURAL GRADE LIMESTONE SHALL BE APPLIED AT 90LBS/1000SF, INCORPORATED INTO THE TOP 4-6 INCHES OF SOIL. FERTILIZER SHALL BE APPLIED AT 1000LBS/ACRE AND CONSIST OF A 10-20-10 NUTRIENT MIX. PERMANENT SEEDING SHALL BE APPLIED AT 180LBS/ACRE AND CONSIST OF 95% KENTUCKY 31 OR TALL FESCUE AND 0-5% PERENNIAL RYEGRASS OR KENTUCKY BLUEGRASS. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVED BY THE COUNTY EROSION CONTROL INSPECTOR.
19. MAINTENANCE: ALL MEASURES ARE TO BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. ANY DAMAGE OR CLOGGING TO STRUCTURAL MEASURES IS TO BE REPAIR IMMEDIATELY. SILT TRAPS ARE TO BE CLEANED WHEN 50% OF THE WET STORAGE VOLUME IS FILLED WITH SEDIMENT. ALL SEEDED AREAS ARE TO BE RESEEDED WHEN NECESSARY TO ACHIEVE A GOOD STAND OF GRASS. SILT FENCE AND DIVERSION DYKES WHICH ARE COLLECTING SEDIMENT TO HALF THEIR HEIGHT MUST BE CLEANED AND REPAIRED IMMEDIATELY.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION, WHEN MEASURES ARE NO LONGER NEEDED, SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.

MISCELLANEOUS NOTES

1. BASED ON GRAPHIC DETERMINATION, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X", AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY, AND AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 51003C0278D WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
2. THIS PROPERTY IS SERVED BY PUBLIC WATER THROUGH ALBEMARLE COUNTY SERVICE AUTHORITY.
3. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION TO INCLUDE TYPE AND SIZE OF PIPE AND SERVICES TO HIS OWN SATISFACTION.
4. THE COORDINATES AND ELEVATIONS SHOWN ARE TIED TO THE STATE PLANE COORDINATE SYSTEM.
5. HORIZONTAL DATUM: VIRGINIA STATE PLANE SOUTH ZONE NAD83
6. VERTICAL DATUM: NAVD88

GENERAL UTILITY NOTES

1. CONTACT MISS UTILITY AT 1-800-552-7001 48 HOURS PRIOR TO ANY GRADING OR DIGGING TO HAVE UNDERGROUND UTILITIES MARKED. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION TO INCLUDE TYPE AND SIZE OF PIPE AND SERVICES TO HIS OWN SATISFACTION.
2. ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO DIG TEST PITS IN ADVANCE OF TRENCHING IN ORDER TO DETERMINE THE EXACT LOCATION AND ELEVATION AT CROSSINGS. IF A CONFLICT IS, DISCOVERED, NOTIFY WW ASSOCIATES AT (434) 984-2700. PRIOR TO BEGINNING INSTALLATION OF UTILITIES, CONTRACTOR SHALL VERIFY INVERTS AT ALL CONNECTIONS WITH EXISTING UTILITIES PRIOR TO PURCHASING OR ORDERING ANY PRECAST STRUCTURES.
3. ALL HYDRANT LOCATIONS TO BE APPROVED BY THE ALBEMARLE COUNTY FIRE MARSHAL PRIOR TO FINAL APPROVAL BY THE COUNTY AND ARE TO BE INSTALLED ACCORDING TO COUNTY STANDARDS.
4. ALL BLASTING REQUIREMENTS TO INSTALL UTILITIES SHALL REQUIRE A PERMIT AND SHALL BE PERFORMED IN ACCORDANCE WITH THE ALBEMARLE COUNTY STANDARDS AND THE PROJECT SPECIFICATIONS.
5. ALL STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT SPECIFICATIONS SECTION 302 AND SECTION 232 AND AS SPECIFIED ON THE DRAWINGS.
6. THE CONTRACTOR IS REQUIRED TO PERFORM ALL TESTS REQUIRED BY THE COUNTY, ALBEMARLE COUNTY SERVICE AUTHORITY, AND RIVANNA WATER AND SEWER AUTHORITY TO SECURE ACCEPTANCE OF ALL UTILITIES.
7. ALL CONCRETE USED IN UTILITY CONSTRUCTION SHALL BE 4000 PSI CONCRETE IN ACCORDANCE WITH VDOT SPECIFICATION SECTION 217.
8. NO PLANTINGS OR ERECTION OF OTHER OBSTRUCTIONS SHALL BE MADE WITHIN FOUR FEET OF ANY FIRE HYDRANT.ALL HYDRANT BRANCHES SHALL HAVE A MINIMUM COVER OF 3.0'.
9. ALL UTILITIES TO BE PLACED UNDER EXISTING COUNTY STREETS MUST BE BORED OR JACKED UNLESS SPECIFICALLY APPROVED OTHERWISE OR NOTED ON THE PLANS.
10. WATER METERS SHALL BE LOCATED IN AN ACCESSIBLE LOCATION AND SHALL NOT BE INSTALLED UNDER EXISTING PIPING OR CLOSE TO OTHER FACILITIES.
11. WATER AND SEWER UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALBEMARLE COUNTY SERVICE AUTHORITY AND RIVANNA WATER AND SEWER AUTHORITY WATER AND SEWER CONSTRUCTION SPECIFICATIONS EXCEPT AS SPECIFIED IN GENERAL NOTE 13.
12. ALL PRIVATE WATERLINES SHALL BE PVC SCHEDULE 40.
13. A 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED UNLESS OTHERWISE SPECIFIED BETWEEN ALL WATER LINES AND SANITARY SEWER LINES IN ACCORDANCE WITH STATE HEALTH DEPT. STANDARDS.
14. 20' WIDE EASEMENTS, CENTERED ON THE PIPELINE AND APPURTENANCES SHALL BE DEDICATED TO THE ALBEMARLE SERVICE AUTHORITY, EXCEPT WHERE THE LINE IS IN A PUBLIC ROAD RIGHT-OF-WAY.
15. 3' MIN. SEPARATION REQUIRED BETWEEN WATERLINE AND STORM SEWER CULVERTS OR 6" SEPARATION WHEN WATERLINE IS INSULATED. USE 1/2" THICK THERMA-CEL PIPE INSULATION IN 3'x4' SHEETS AS MANUFACTURED BY NOMACA, INC. OR EQUAL APPROVED BY ALBEMARLE COUNTY SERVICE AUTHORITY. INSULATION TO EXTEND 5' BEYOND CENTERLINE OF CULVERT IN BOTH DIRECTIONS OR 5' BEYOND ENDS OF CULVERT WHEN PARALLEL.
16. TOUCH READ METERS ARE BEING USED BY THE ALBEMARLE COUNTY SERVICE AUTHORITY. TO ACCOMMODATE THESE METERS, METER LIDS WILL REQUIRE A 1-3/4" HOLE TAPPED INTO THE CENTER OF THE LID. BLIND TAPS OR PLUGS SHALL BE PROVIDED TO PREVENT DEBRIS FROM ENTERING THE BOX PRIOR TO METER INSTALLATION.
17. CERTIFICATION THAT 95% COMPACTION IS OBTAINED SHALL BE PROVIDED FOR ALL FILL AREAS UNDER WATER AND SEWER LINES AND APPURTENANCES. THIS CERTIFICATION SHALL BE SIGNED BY A PROFESSIONAL GEOTECH. THE CERTIFICATION SHALL STATE THE EXACT AREA THAT THE CERTIFICATION APPLIES TO.
18. CONTRACTOR SHALL BE INFORMED AND SHALL COMPLY WITH THE VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT. ANY COSTS TO COVER LINES OR DISCONNECT SERVICE TO NEARBY POWER LINES SHALL BE AT THE CONTRACTOR'S EXPENSE
19. CONTRACTOR SHALL COMPLY WITH NO LEAD REGULATIONS FOR WATER INFRASTRUCTURE.
20. ALL JOINTS ON PROPOSED WATERLINE SHALL BE RESTRAINED PER MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS AND PER ACSA STANDARDS AND SPECIFICATIONS.

SITE PLAN NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO ALBEMARLE COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND APPROVED PLAN.
3. EXISTING MANHOLE FRAMES AND COVERS AND VALVE BOXES AND COVERS TO REMAIN SHALL BE ADJUSTED OR RECONSTRUCTED, AS NECESSARY, TO MATCH FINISHED GRADES.
4. ALL INTERNAL STREETS AND PARKING AREAS ARE TO BE PRIVATELY OWNED AND MAINTAINED, EXCEPT WHERE OTHERWISE NOTED.
5. EARTH SWALES AND STORM SEWER CONNECTIONS SHALL BE CONSTRUCTED IMMEDIATELY FOLLOWING CLEARING AND GRUBBING.
6. ALL ON SITE IMPROVEMENTS ARE SUBJECT TO INSPECTION UNDER ALBEMARLE COUNTY CODES.
7. ALL STAIRS WITH THREE OR MORE RISERS ARE TO HAVE HANDRAILS ON BOTH SIDES.
8. ALL CONDENSATE DRAIN AND OTHER PLUMBING CONNECTIONS ARE TO BE INSTALLED ACCORDING TO CURRENT PLUMBING CODE.
9. CONTRACTOR TO VERIFY ALL SITE PLANS AND PROFILES AND DETAILS FOR CONSISTENCY AND IF CONFLICT EXISTS, CONTACT ENGINEER FOR CLARIFICATION AND/OR DIRECTION. INTERPRETATION DETERMINED BY CONTRACTOR SHALL BE DONE AT HIS/HER OWN RISK.
10. THE INSTALLATION OF HANDICAPPED PARKING SPACES, ACCESSIBLE ROUTES AND HANDICAPPED RAMPS SHALL COMPLY WITH THE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN" ISSUED BY THE DEPARTMENT OF JUSTICE ON SEPT. 15, 2010, OR THE LATEST EDITION. HANDICAPPED PARKING AND ACCESSIBLE ROUTES SHALL NOT EXCEED 2% CROSS SLOPE. HANDICAPPED RAMPS SHALL BE INSTALLED AS SHOWN ON THESE PLANS AND AS REQUIRED TO MEET THE LATEST ADA STANDARDS AT NO ADDITIONAL COST TO THE OWNER.

COORDINATION NOTES

1. THE CONTRACTOR SHALL OBTAIN THE FOLLOWING PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS: ALBEMARLE COUNTY LAND DISTURBANCE PERMITS, VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) GENERAL PERMIT, AND ALBEMARLE COUNTY BUSINESS LICENSE. CONTRACTOR SHALL PROVIDE ALL NECESSARY FORMS AND FEES FOR OBTAINING THE PERMITS, INCLUDING APPLICATION FEES AND REQUIRED BONDING COSTS.
2. ANY TIME WORK IS PERFORMED OFF-SITE OR WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK, AND TO FOLLOW ANY GUIDELINES OR STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RECORDED EASEMENT.
3. THE CONTRACTOR IS TO CHECK THAT ALL EASEMENTS, LETTERS OF PERMISSION, ETC. ARE RECORDED/OBTAINED PRIOR TO THE START OF ANY CONSTRUCTION.
4. THE CONTRACTOR IS TO VERIFY THAT THE RELOCATION OF ALL EXISTING UTILITIES IN CONFLICT WITH PROPOSED WORK HAS BEEN COMPLETED, INCLUDING UTILITY POLES.
5. CONTRACTOR SHALL COMPLY WITH FENCING AND TREE PRESERVATION SIGNAGE REQUIRED BY ALBEMARLE COUNTY CODE.
6. VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) GENERAL PERMIT: PREPARE STORMWATER POLLUTION PREVENTION PLAN, SECURE VSMP PHASE I LAND CLEARING GENERAL PERMIT AND PAY PERMIT APPLICATION FEE TO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ). CONTACT DEQ - RICHMOND FOR ADDITIONAL INFORMATION. TELEPHONE NUMBER: (804) 698-4000.
7. 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.
8. ALL WATER LINES, SEWER LINES, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.
9. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
10. A KNOX BOX WILL BE REQUIRED FOR THE PROPOSED BUILDING. LOCATION SHALL BE COORDINATED WITH THE FIRE MARSHAL'S OFFICE.

GENERAL NOTES

1. ALL FINISHED GRADING, SEEDING AND SODDING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF THE WATER ON THE SITE, PARTICULARLY ADJACENT TO THE BUILDINGS OR STORM INLETS.
2. ALL STREETS OUTSIDE PUBLIC RIGHTS-OF-WAY ARE TO BE PRIVATELY OWNED AND MAINTAINED.
3. CONTRACTOR IS TO VERIFY THAT ALL UTILITIES I.E., WATER, SEWER GAS, ELECTRIC, TELEPHONE, CABLE, ETC, ARE IN PLACE PRIOR TO CONSTRUCTION OF SUBBASE AND/OR PAVING.
4. PROPOSED UNDERGROUND UTILITIES SUCH AS ELECTRIC, TELEPHONE, CABLE AND GAS WHICH SERVE THIS FACILITY SHALL BE LOCATED WITH A MINIMUM 5 FOOT SEPARATION FROM PUBLIC WATER MAINS AND SANITARY SEWER.
5. CUT AND PATCH WORK IN EXISTING PUBLIC STREETS MUST BE PERFORMED IN ACCORDANCE WITH VDOT AND ALBEMARLE COUNTY STANDARDS AND SPECIFICATIONS.
6. ALL PIPES SHOWN AS RCP ON PLANS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, UNLESS INDICATED OTHERWISE ON PLANS.
7. ALL CONSTRUCTION SHALL COMPLY WITH OSHA SAFETY STANDARD FOR EXCAVATION 1926 PART P AND OTHER APPLICABLE OSHA REQUIREMENTS.
8. THESE PLANS AND PROFILES AND ALL THE NEW CONSTRUCTION WITH THIS PLAN SHALL BE IN ACCORDANCE WITH THE CURRENT APPROVED ALBEMARLE COUNTY SERVICE AUTHORITY'S GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS, ANY AMENDMENTS THEREOF AND THE STANDARDS AND SPECIFICATIONS OF VDOT.
9. SAFETY SLABS ARE REQUIRED IN ALL STRUCTURES GREATER THAN 12' IN HEIGHT.
10. SURFACE DRAINAGE: COMPLETELY DRAIN CONSTRUCTION SITE DURING PERIODS OF CONSTRUCTION TO KEEP SOIL MATERIALS SUFFICIENTLY DRY. PROVIDE TEMPORARY DITCHES, SWALES, AND OTHER DRAINAGE FEATURES AND EQUIPMENT AS REQUIRED TO MAINTAIN DRY SOILS. WHEN UNSUITABLE WORKING PLATFORMS FOR EQUIPMENT OPERATION AND UNSUITABLE SOIL SUPPORT FOR SUBSEQUENT CONSTRUCTION FEATURES DEVELOP, REMOVE UNSUITABLE MATERIAL AND PROVIDE NEW SOIL MATERIAL AS SPECIFIED IN THIS SECTION AT NO ADDITIONAL COST TO THE OWNER.
11. SUBSURFACE DRAINAGE: CONSIDER SITE SURFACE AND SUBSURFACE CONDITIONS, AVAILABLE SOIL, AND HYDROLOGICAL DATA. REMOVE WATER BY BENCHING, SUMP PUMPING, DEEP WELL PUMPING, OR OTHER METHODS TO PREVENT SOFTENING OF SURFACES EXPOSED BY EXCAVATION. USE FILTERS ON DEWATERING DEVICES TO PREVENT REMOVAL OF FINES FROM SOIL. PROVIDE EROSION CONTROL AT OUTLET OR PIPING TO PREVENT EROSION. OPERATE DEWATERING SYSTEM CONTINUOUSLY UNTIL CONSTRUCTION WORK BELOW EXISTING WATER LEVELS IS COMPLETE.
12. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
13. ALL PAVING, DRAINAGE RELATED MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
14. ALL PIPES SHOWN AS HDPE ON PLANS SHALL CONFORM TO AASHTO M294 (TYPE S) SMOOTH WALL INTERIOR PIPE, MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE STANDARDS AND ROAD AND BRIDGE SPECIFICATIONS.
15. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
16. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
17. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE CURRENT EDITION OF THE "MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES" AND THE VIRGINIA SUPPLEMENT.
18. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).
19. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING HIS WORK INCLUDING EXISTING TOPOGRAPHY. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION DRAWINGS OR TOPOGRAPHIC SURVEY PLAN, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER IN ORDER TO DETERMINE THE COURSE OF ACTION NECESSARY TO CORRECT FOR SUCH DISCREPANCY. FAILING TO NOTIFY THE OWNER AND SECURING SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THEIR OWN RISK AND EXPENSE.

GENERAL WATER & SEWER CONDITIONS

1. WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA) INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER ACSA OFFICIALS AT THE START OF THE WORK.
2. THE ALBEMARLE COUNTY SERVICE AUTHORITY SHALL HAVE ACCESS TO USE THE AIRSPACE ABOVE THE LOCATIONS OF CONSTRUCTION FOR THE FLIGHT OF UNMANNED AERIAL VEHICLES FOR THE PURPOSE OF IMAGERY COLLECTION.
3. THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE, LOCATE ALL UNDERGROUND LINES AND STRUCTURES, AS NECESSARY.
4. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS, AS ADOPTED BY THE ACSA.
5. DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY (1-800-552-7001).
7. ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF THREE AND A HALF (3.5) FEET OF COVER MEASURED FROM THE TOP OF PIPE, OVER THE CENTERLINE OF PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LATERALS AND WATER WATER LINES, ETC.
8. ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.
9. VALVES ON DEADEND LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.
10. TREES ARE NOT PERMITTED IN THE ACSA EASEMENT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE NO-LEAD REGULATION REGARDING BRASS FITTINGS EFFECTIVE JANUARY 4, 2014 (SENATE BILL 3874 WHICH AMENDS THE SAFE DRINKING WATER ACT).
12. THE SEWER LATERAL BEYOND THE CONNECTION AT THE SEWER MAIN SHALL BE PRIVATE. THE SEWER LATERAL STUB-OUT SHALL UNDERGO THE ACSA LOW-PRESSURE AIR TEST TO SATISFY COUNTY TESTING REQUIREMENTS. VISUAL INSPECTION OF THE SEWER LATERAL STUB-OUT SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
13. THE SEWER LATERAL BEYOND THE CONNECTION AT A MANHOLE SHALL BE PRIVATE. VISUAL INSPECTION AND PRESSURE TESTING OF THE SEWER LATERAL SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
14. THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE IS PRIVATE. VISUAL INSPECTION AND TESTING OF THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
15. ALL FLUSHING OF FIRE SPRINKLER MAINS SHALL NOT OCCUR UNTIL APPROVAL IS GIVEN BY THE ACSA.

STORMWATER NARRATIVE

STORMWATER DETENTION FOR THE IMPROVEMENTS PROPOSED WITH THIS SITE PLAN ARE PROVIDED BY THE PERMANENT NORTH SWM FACILITY LOCATED IN THE COSTCO PARKING LOT. DETAILS FOR THE FACILITY ARE PROVIDED ON THE ALBEMARLE PLACE STORMWATER MANAGEMENT PLAN AMENDMENT NO.4, WPO# 2010-00023 AND WPO# 2013-69. AN ASSUMED POST DEVELOPED IMPERVIOUS COVER OF 90% WAS UTILIZED IN THE DESIGN OF THE UNDERGROUND DETENTION SYSTEM FOR BLOCK D.

STORMWATER QUALITY FOR THE IMPROVEMENTS PROPOSED WITH THIS SITE PLAN ARE PROVIDED BY THE STORMFILTER AND VORTECHS UNITS CONSTRUCTED AS PART OF THE ALBEMARLE PLACE STORMWATER MANAGEMENT PLAN AMENDMENT NO.4, WPO# 2010-00023. THE SITE IS GRANDFATHERED PER 9VAC25-870-48 AND MEETS THE WATER QUALITY REQUIREMENTS OF PART II C SET FORTH IN 9VAC25-870-96. PER PART II C THE STORMFILTER AND VORTECHS UNITS PROVIDE A POLLUTANT REMOVAL RATE OF 60% AND THE FILTERRAS PROVIDE A POLLUTANT REMOVAL RATE OF 74%.

STONEFIELD BUILD OUT SUMMARY

	THIS SUBMISSION			PREVIOUS SUBMISSIONS			SUBMISSIONS TO DATE		
USE IN BLOCK (GLA OR UNITS)	RETAIL	NON RETAIL	RESIDENTIAL	RETAIL	NON RETAIL	RESIDENTIAL	RETAIL	NON RETAIL	RESIDENTIAL
A	0	0	0	50,224	14,000	0	50,224	14,000	0
B	0	0	0	33,836	6,500	0	33,836	6,500	0
C	0	0	0	57,701	111,595	0	57,701	111,595	0
D	0	0	234	0	110,000	209	0	110,000	443
BLOCK GROUP 1 TOTAL	0	0	234	141,761	242,095	209	141,761	242,095	443
E (BLOCK GROUP 2)	0	0	0	0	0	250	0	0	250
F	0	0	0	149,964	0	0	149,964	0	0
G	0	0	0	14,700	22,880	0	14,700	22,880	0
BLOCK GROUP 3 TOTAL	0	0	0	164,664	22,880	0	164,664	22,880	0
STONEFIELD TOTAL	0	0	234	306,425	264,975	459	306,425	264,975	693

M:\219040 Block D-1 Stonefield Site Plan\219040.02 Initial Site Plan\904002C_ND-2.dwg

NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE

COMMONWEALTH OF VIRGINIA
JOHN DAVID BEIRNE JR
Lic. No. 042267
PROFESSIONAL ENGINEER

WW ASSOCIATES
ENGINEERS SURVEYORS PLANNERS
PO Box 4119 Lynchburg, VA 24502 Phone: 434.316.6080
3040 Avemore Square Pl. Charlottesville, VA 22911 Phone: 434.984.2700
www.wwassociates.net

DESIGNED BY: JDB
DRAWN BY: KTM
DIHR BY: HFW
WWA NUMBER: 219040.02

PROJECT: STONEFIELD BLOCK D-1
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

TITLE: GENERAL NOTES

FILE NAME: 904002C_ND-2.dwg
DISCIPLINE: CIVIL
SCALE: H: N/A V: N/A
DATE: 10/17/19

SET REV. NO. –
DRAWING NUMBER: C-3
SHEET NUMBER: 3 of 11

STONEFIELD BLOCK D1
ALBEMARME COUNTY, VA

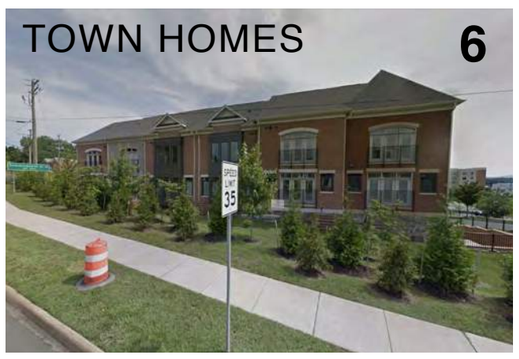
















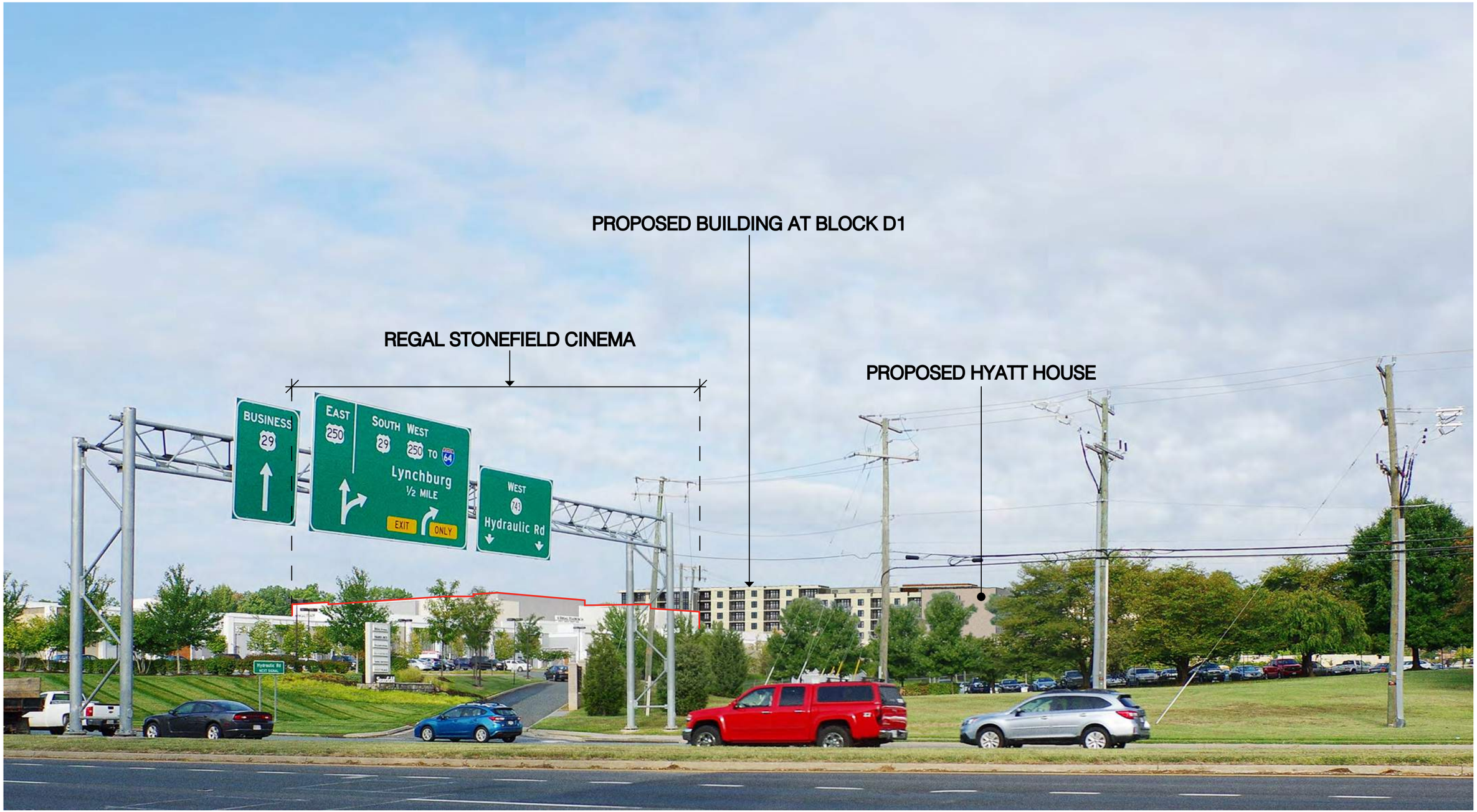


STONEFIELD BLOCK D1
ALBEMARME COUNTY, VA

ARB
COUNTY
REVIEW

CONTEXT

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RENDERINGS FOR ILLUSTRATIVE PURPOSES ONLY, EXTERIOR ELEVATIONS & SITE PLANS GOVERN.

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29 NORTH

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STONEFIELD BLOCK D1
ALBEMARLE COUNTY, VA



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HYDRAULIC - WEST BOUND

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HYDRAULIC - EAST BOUND

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BOND STREET

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STONEFIELD BLOCK D1
ALBEMARLE COUNTY, VA

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INGLEWOOD DRIVE & BOND STREET

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2020.05.04



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HYDRAULIC - TOWARDS COURTYARD

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NOTE: REFER TO SHEET A203 FOR MATERIAL CALLOUTS AT 1/8” SCALE.



2 HYDRAULIC ROAD ELEVATION

0 8' 16' 32'

ARB COUNTY REVIEW

ELEVATION AT HYDRAULIC

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NOTE: REFER TO SHEET A202 FOR MATERIAL CALLOUTS AT 1/8” SCALE.



1 DISTRICT AVENUE ELEVATION

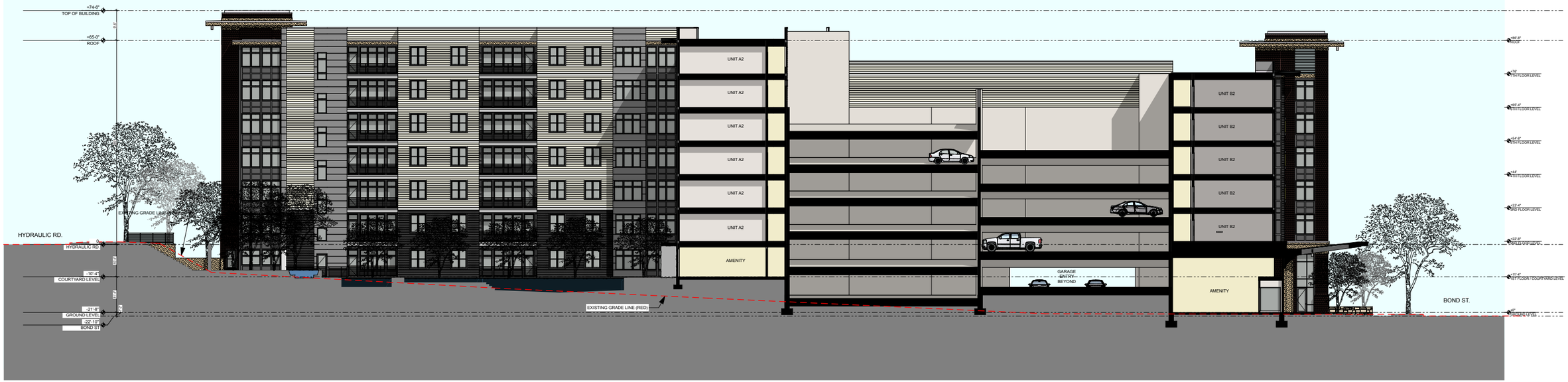
ELEVATION AT DISTRICT

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STONEFIELD BLOCK D1
ALBEMARME COUNTY, VA

17
2020.05.04



STONEFIELD BLOCK D1
ALBEMARLE COUNTY, VA

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COURT ELEVATION / SECTION TOWARDS BOND

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17.1
2020.05.04

NOTE: REFER TO SHEET A201 FOR MATERIAL CALLOUTS AT 1/8” SCALE.



1 BOND STREET ELEVATION

0 8' 16' 32'

STONEFIELD BLOCK D1
ALBEMARLE COUNTY, VA

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ELEVATION AT BOND

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2020.05.04

NOTE: REFER TO SHEET A204 FOR MATERIAL CALLOUTS AT 1/8” SCALE.



2 INGLEWOOD DRIVE ELEVATION

0 8' 16' 32'

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ELEVATION AT INGLEWOOD

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STONEFIELD BLOCK D1
ALBEMARME COUNTY, VA

19
2020.05.04

NOTE: REFER TO SHEET A205 FOR MATERIAL CALLOUTS AT 1/8” SCALE.



1 A205 ARB2: COURTYARD ELEVATION TOWARD DISTRICT
SCALE: 1/8" = 1'-0"



2 A205 ARB2: COURTYARD ELEVATION TOWARD INGLEWOOD
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS KEY

#	COMPONENT
1	Facing Brick
2	Fiber Cement Lap Siding
3	Fiber Cement Board and Batten Siding
4	Fiber Cement Shiplap Siding
5	Fiber Cement Reveal Panel Siding
6	Aluminum Curtain Wall
7	Fiberglass Window
8	Metal Railing
9	Roof Coping
10	EIFS
11	Painted Aluminum Screen
12	Balcony, supported by painted steel tube
13	Parking garage. Clearance Bar
14	Metal canopy
15	Site Walls
16	Aluminum lettering
17	Exterior Light Fixture
18	Entry Canopy - Cantilevered

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
ARCHITECTURE/INTERIORS/LANDSCAPE/PLANNING/URBAN DESIGN
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Consultants
Timmons Group
LANDSCAPE ARCHITECTS
829 Preston Avenue Suite 203
Charlottesville, VA 22903
PHONE (434) 295-0044

Dunbar, Milby, Williams, Pittman and Vaughan, PLLC
ENGINEERS
512 East Tufton Avenue
Charlottesville, VA 22903
PHONE (434) 293-3171

Integrated Aquatics Engineering
POOL CONSULTANT
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Newtown PA 18940
PHONE (734) 330-8620

Phillips Craddock Engineering
CIVIL ENGINEERS
500 Super Street Suite 100 Menlo Park, CA 94025
PHONE (775) 359-5881

INCOMPLETE
PROGRESS PLOT

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SCHEMATIC DESIGN - CONCEPT 23

STONEFIELD BLOCK D1
2025 Bond Street
Charlottesville, Virginia

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COURTYARD ELEVATIONS

PROJECT 1814
DATE January 21, 2020
REVISIONS

NUMBER	DATE	DESCRIPTION

SCHEMATIC DESIGN - CONCEPT 23

A205

STONEFIELD BLOCK D1
ALBEMARLE COUNTY, VA

ARB COUNTY REVIEW

COURTYARD ELEVATIONS

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2020.05.04

NOTE: REFER TO SHEET A206 FOR MATERIAL CALLOUTS AT 1/8” SCALE.



1 / A206 ARB2: COURTYARD ELEVATION TOWARD BOND

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS KEY

#	COMPONENT
1	Facing Brick
2	Fiber Cement Lap Siding
3	Fiber Cement Board and Batten Siding
4	Fiber Cement Shiplap Siding
5	Fiber Cement Reveal Panel Siding
6	Aluminum Curtain Wall
7	Fiberglass Window
8	Metal Railing
9	Roof Coping
10	EIFS
11	Painted Aluminum Screen
12	Balcony, supported by painted steel tube
13	Parking garage: Clearance Bar
14	Metal canopy
15	Site Walls
16	Aluminum lettering
17	Exterior Light Fixture
18	Entry Canopy - Cantilevered

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POOL CONSULTANT
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Hazelwood, PA 15865
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Phillips Craddock Engineering
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SCHEMATIC DESIGN - CONCEPT 23

STONEFIELD BLOCK D1
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COURTYARD ELEVATION

PROJECT 1814
DATE January 21, 2020

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN - CONCEPT 23

A206

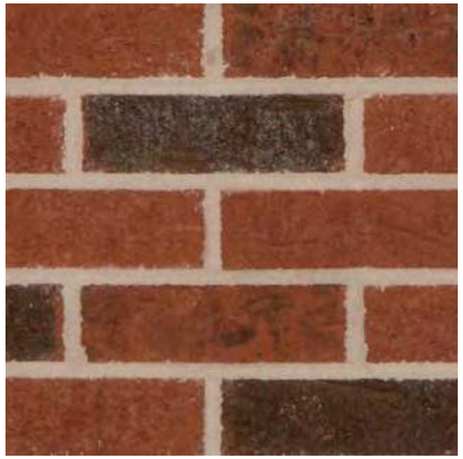
STONEFIELD BLOCK D1
ALBEMARLE COUNTY, VA

ARB COUNTY REVIEW

COURTYARD ELEVATION TOWARDS BOND

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A. Brick - Color: Red to coordinate with other brick nearby.



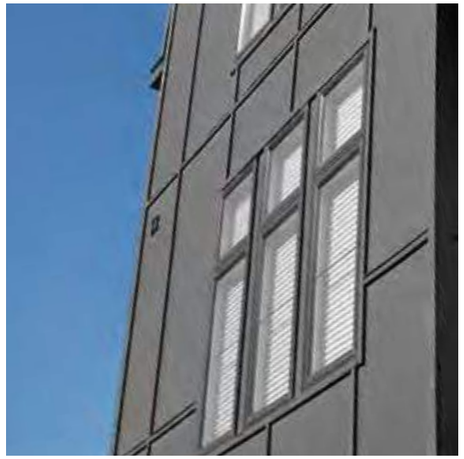
B. Fiber Cement Lap Siding - Color: Sand / Tan



C. Fiber Cement Shiplap Siding - Color: Bronze or gray



D. Reveal Panel System - Color: Bronze or gray



E. Panel with trim - Color: Bronze or gray; By James Hardie

Note: Material Palette shown in print may vary slightly from actual colors. Where required, physical samples can be provided for final review.

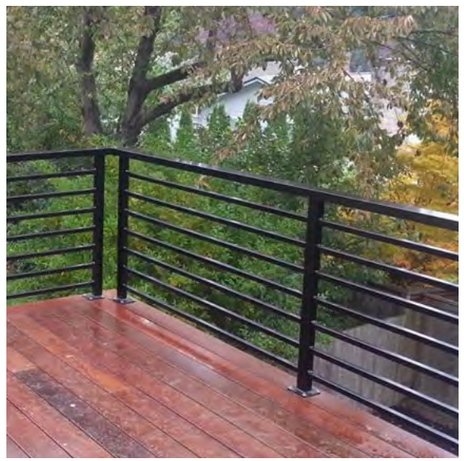
F. Horizontal banding & trim - Color: Sand / tan to coordinate with brick.



G. Window - Color: To be coordinated with adjacent siding or brick.



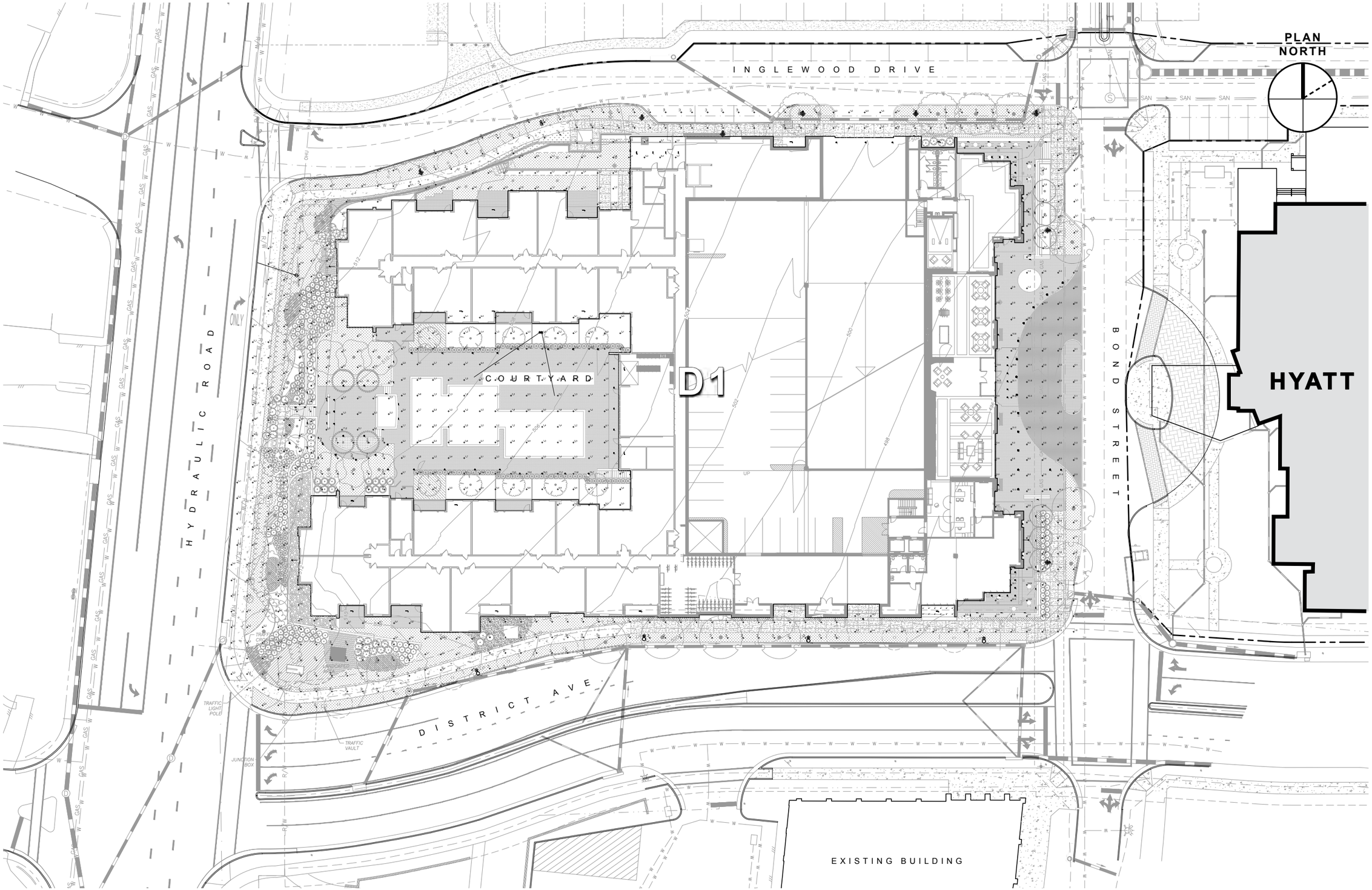
H. Metal louver - Color: Bronze or black.



I. Metal guardrail - Color: Bronze or black

Glass Performance

	VISIBLE LIGHT			FADE TRANSMISSION		SOLAR	U-FACTOR: IP SI	
IG TYPE AND COATING	TRANS-MITTANCE	EXTERNAL REFLECTANCE	INTERNAL REFLECTANCE	UV	ISO	HEAT GAIN COEFFICIENT	AIR FILL	ARGON FILL
Single-pane, Clear	90%	8%	8%	0.71	0.84	0.86	1.04	--
Double-pane, Clear	82%	15%	15%	0.58	0.75	0.78	0.48	--
Ordinary low-e	76%	17%	17%	0.50	0.68	0.72	0.34	0.30
LoĒ²-272	72%	11%	12%	0.16	0.55	0.41	0.30	0.25
LoĒ²-270	70%	12%	13%	0.14	0.53	0.37	0.30	0.25



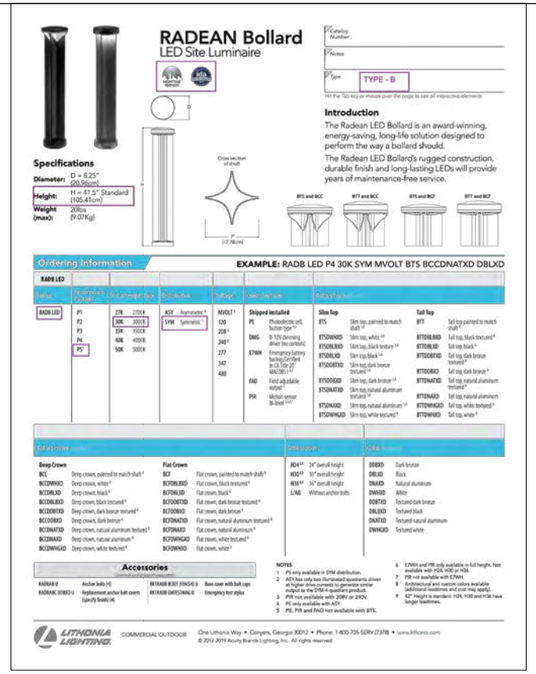
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PHOTOMETRIC PLAN

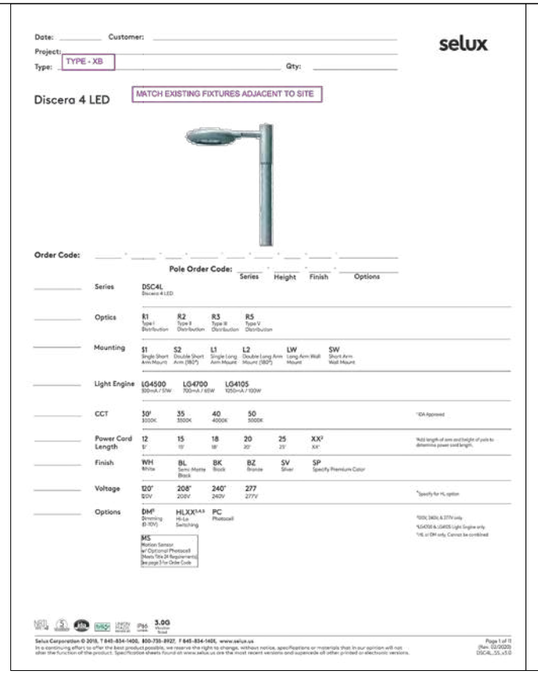
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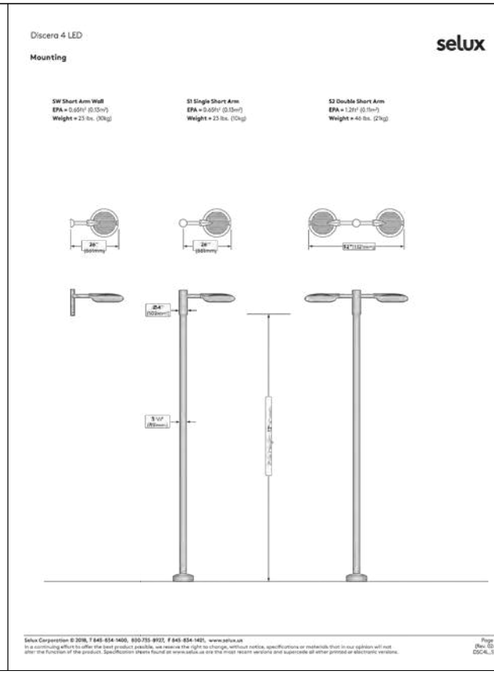
STONEFIELD BLOCK D1
ALBEMARLE COUNTY, VA

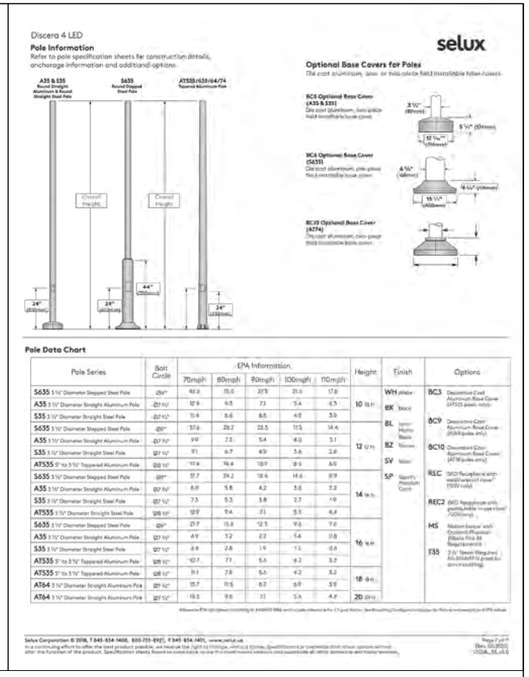


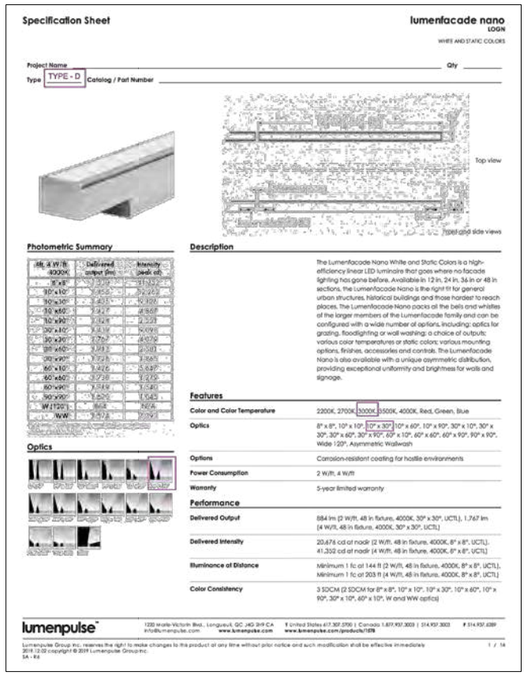
SITE LIGHTING CUT SHEET - TYPE B



SITE LIGHTING CUT SHEET - TYPE XB



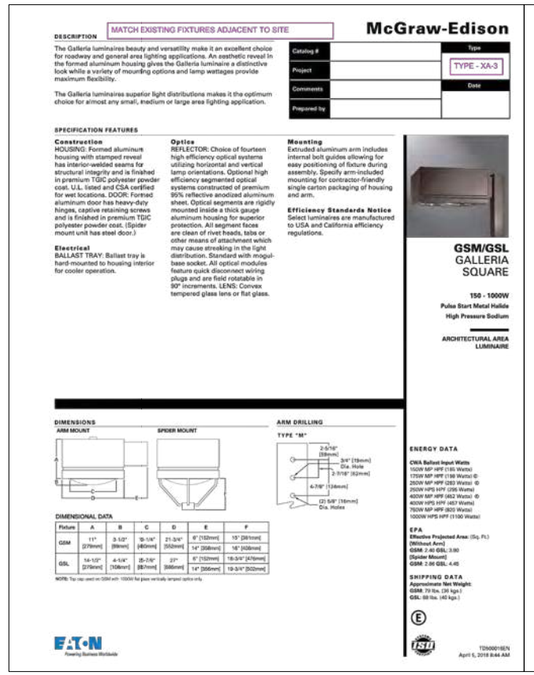


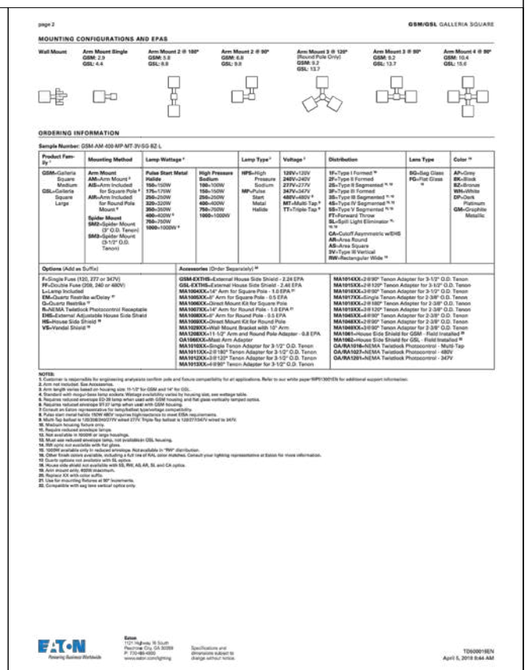


SITE LIGHTING CUT SHEET - TYPE D

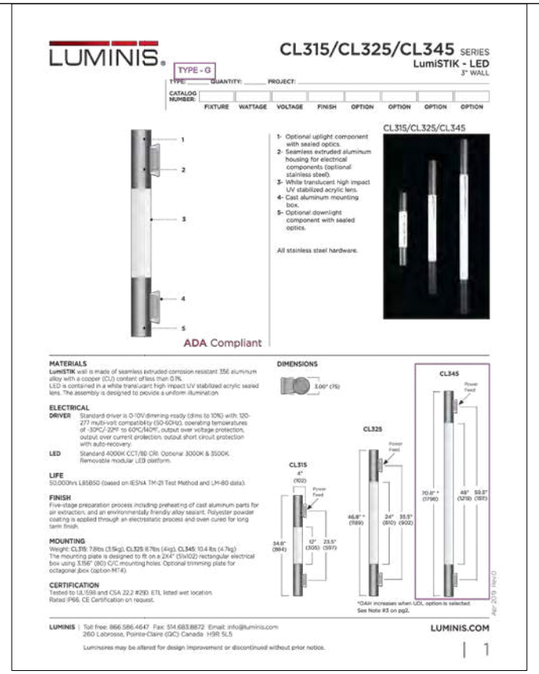


SITE LIGHTING CUT SHEET - TYPE C





SITE LIGHTING CUT SHEET - TYPE XA-3


LUMINIS

TYPE - G

CL315/CL325/CL345 SERIES
LumiSTIK - LED
3" WALL

TYPE: ____ QUANTITY: ____ PROJECT: ____

CATALOG NUMBER: FIXTURE | WATTAGE | VOLTAGE | FINISH | OPTION | OPTION | OPTION | OPTION

1- Optional uplight component with sealed optics.
2- Seamless extruded aluminum housing for electrical components (optional stainless steel).
3- White translucent high impact UV stabilized acrylic lens.
4- Cast aluminum mounting box.
5- Optional downlight component with sealed optics.

All stainless steel hardware.

CL315/CL325/CL345

ADA Compliant

MATERIALS
LumiSTIK wall is made of seamless extruded corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%.
LED is contained in a white translucent high impact UV stabilized acrylic sealed lens. The assembly is designed to provide a uniform illumination.

ELECTRICAL
DRIVER Standard driver is 0-10V dimming-ready (dims to 10%) with 120-277 multi-volt compatibility (50-60Hz), operating temperatures of -30°C/-22°F to 60°C/140°F, output over voltage protection, output over current protection, output short circuit protection with auto-recovery.
LED Standard 4000K CCT/80 CRI. Optional 3000K & 3500K. Removable modular LED platform.

LIFE
50,000hrs L85B50 (based on IESNA TM-21 Test Method and LM-80 data).

FINISH
Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

MOUNTING
Weight: CL315: 7.8lbs (3.5kg), CL325: 6.7lbs (4kg), CL345: 10.4 lbs (4.7kg).
The mounting plate is designed to fit on a 2x4" (5x10cm) rectangular electrical box using 3.56" (90) C/C mounting holes. Optional trimming plate for octagonal box (option MT4).

CERTIFICATION
Tested to UL1598 and CSA 22.2 #250. ETL listed wet location.
Rated IP66. CE Certification on request.

DIMENSIONS

CL315
4" (102)
Power Feed
54.6" (1384)
12" (305)
23.5" (597)

CL325
Power Feed
46.8" (1189)
24" (610)
35.5" (902)

CL345
Power Feed
70.8" (1798)
47" (1193)
59.5" (1511)

*DIM increases when UDL option is selected. See Note #3 on pg2.

LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

Luminaires may be altered for design improvement or discontinued without prior notice.

LUMINIS.COM

1 | 1

SITE LIGHTING CUT SHEET - TYPE G


LIL LED
LED Wall Luminaire

TYPE - F

Specifications

	Standard	With Battery Pack(EL)
Width:	5"	5-7/8"
Height:	5-1/8"	4-1/8"
Depth:	2-3/4"	4-1/4"
Weight:	1.5 lbs	3 lbs

Introduction

LIL LED is a compact and energy efficient wall luminaire ideal for replacing small incandescent and CFL luminaires. Photocell and battery pack options make LIL LED great for installations above doors, balconies, garage or warehouse entrances, and security applications. Whether directly mounting to a recessed junction box, or using the back box accessory for conduit entry/through wiring, LIL LED has you covered!

Ordering Information — EXAMPLE: LIL LED 40K MVOLT WH

LIL LED					
Series	Color Temperature	Voltage	Controls	Mounting	Finish
LIL LED	30K 3000 K 40K 4000 K	MVOLT 120 / 277V	(blank) None PE MVOLT button photocell [1] EL Battery pack [2]	(blank) None BB Back box accessory for conduit wiring [3]	DDBTXD Textured dark bronze WH White

Accessories

LIL LED BB DDBTXD Back box for conduit entry applications, dark bronze - (1 Code *LHWBDK)
LIL LED BB WH Back box for conduit entry applications, white - (1 Code *LHWBWH)

NOTES
1. MVOLT driver operates on 120V and 277V (50/60Hz).
2. PE and EL cannot be ordered together.
3. Can be ordered with fixture or separately. Back box accessory is required for three phase input.

FEATURES & SPECIFICATIONS

INTENDED USE
This versatile LIL LED combines a sleek, compact profile with photocell and emergency battery pack options to provide a great solution for wall mount applications. LIL LED is ideal for replacing up to 100W incandescent or 32W CFL luminaires in installations above doors, balconies, garage or warehouse entrances, and security applications. It can also be used for decorative and general lighting in outdoor environments.

CONSTRUCTION
Aluminum housing with white or textured dark bronze paint for lasting durability. The polycarbonate lens creates uniform light distribution, and it is UV resistant - great for outdoor environments!

OPTICS
Light engines are available in 3000K and 4000K CCTs. See Lighting Facts label and photometry reports for specific fixture performance.

ELECTRICAL
LED technology provides long operating life (L70/50,000 hours at 25°C). Electronic drivers have a power factor >90% and THD <20% and a minimum 2.5kV surge rating.

INSTALLATION
Easily mounts to recessed junction boxes or for surface mounting and conduit entry — with the back box with two 1/2" threaded conduit entry hubs.

This luminaire is mounted with the lens facing down. Neutral wire is required for three phase input.

LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations. Rated for -40° C minimum to 40° C maximum ambient temperature. Battery pack versions are rated to 0° C minimum. Tested in accordance with IESNA LM-79 and LM-80 standards.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Eligible to be submitted for Title 20 and Title 24 compliance.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.705.7378 • www.lithonia.com
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LIL LED
Rev. 06/19/19

SITE LIGHTING CUT SHEET - TYPE F


gotham EVO
Multiple Layers of Light

Luminaire Type: TYPE - E
Catalog Number:

General Illumination Surface Ceiling Cylinder 6"

OVERVIEW

Feature Set
- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- Bounding Ray™ optical design
- 45° Cutoff to source and source image
- Fully serviceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- Fixtures are damp location standard; wet location option (WL), covered ceiling
- 20 standard colors in matte and gloss finish; custom or RAL colors also available
- Field configurable surface junction box conduit covers available
- ENERGY STAR® Certified product

Distribution
very narrow 0.5 S/MH | narrow 0.7 S/MH | medium 0.5 S/MH | medium wide 0.5 S/MH | wide 1.2 S/MH

Superior Performance

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000	6000	8000
Delivered Lumens	257	515	776	994	1471	2006	2537	3077	3542	4027	4533	5256	6371	8247
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0	47.3	48.7	57.6	74.9
Lumens per Watt	67.4	83.7	94.6	103.5	100.1	101.8	102.7	104.3	104.8	103.3	95.8	107.9	110.6	110.1

COMPLEMENTARY PRODUCTS

Coordinated Apertures | Multiple Layers of Light

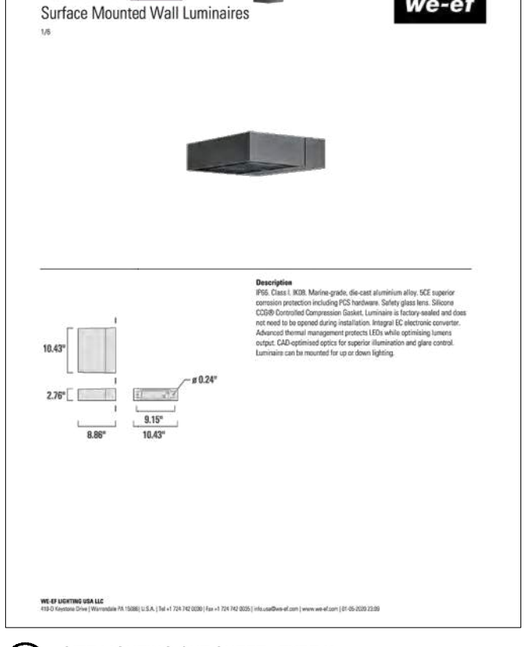
General Illumination Layer | EVO
High Center Beam Layer | Incito
EVO + Incito — Multiple Layers of Light

Core
Healthcare
Special Applications

EVOSSC
page 1 of 8

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com
© 2014-2019 Acuity Brands Lighting Inc. All Rights Reserved. Rev. 10/30/19 Specifications subject to change without notice.

SITE LIGHTING CUT SHEET - TYPE E


PLS420 LED TYPE - K
Surface Mounted Wall Luminaires
1/6

we-ef

Description
IP65, Class I. IK08. Marine-grade, die-cast aluminium alloy. 5CE superior corrosion protection including PCS hardware. Safety glass lens. Silicone CCD® Controlled Compression Gasket. Luminaire is factory-sealed and does not need to be opened during installation. Integral EC electronic converter. Advanced thermal management protects LEDs while optimising lumens output. CAD-optimised optics for superior illumination and glare control. Luminaire can be mounted for up or down lighting.

10.43" | 2.76" | ø 0.24" | 9.15" | 8.86" | 10.43"

WE-EF LIGHTING USA LLC
410-D Keystone Drive | Warrendale PA 15086| U.S.A. | Tel +1 724 742 0230 | Fax +1 724 742 0235 | info.usa@we-ef.com | www.we-ef.com | 01-05-2020 23:09

SITE LIGHTING CUT SHEET - TYPE K

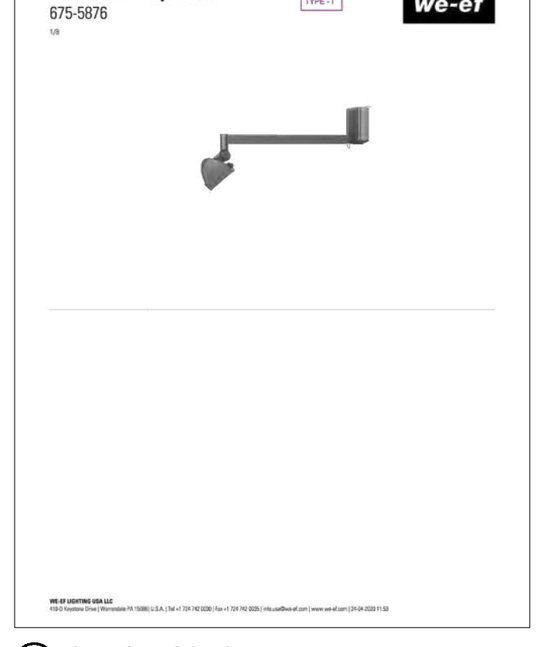

FLC240 LED TYPE - J
Symmetrical Floodlights
1/25

we-ef

Description
IP65, Class I. IK07. Marine-grade, die-cast aluminium alloy. 5CE superior corrosion protection including PCS hardware. Silicone CCD® Controlled Compression Gasket. Safety glass lens. One cable gland. Second gland for through wiring on request. Integral EC electronic converter, thermally separated. CAD-optimised optics for superior illumination and glare control. OLCb One LED Concept. Factory installed LED circuit board. 0-10V dimming as standard. Maximum one internal optical accessory possible.

WE-EF LIGHTING USA LLC
410-D Keystone Drive | Warrendale PA 15086| U.S.A. | Tel +1 724 742 0230 | Fax +1 724 742 0235 | info.usa@we-ef.com | www.we-ef.com | 01-05-2020 23:30

SITE LIGHTING CUT SHEET - TYPE J

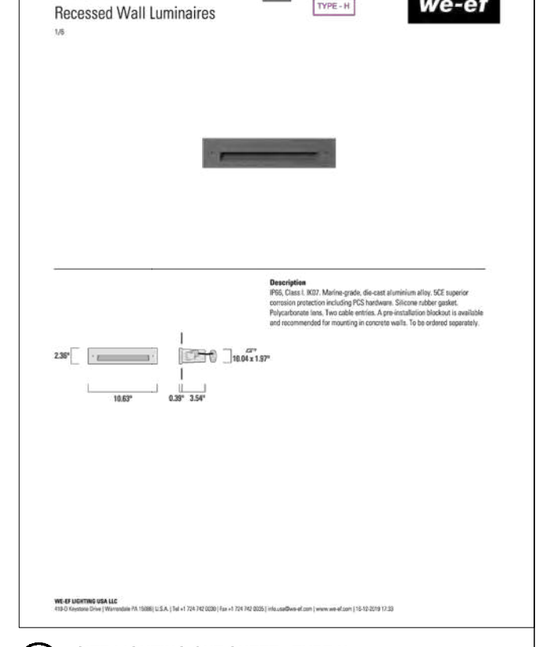

FLB141 LED #4 Symmetric
675-5876

TYPE - I

we-ef

WE-EF LIGHTING USA LLC
410-D Keystone Drive | Warrendale PA 15086| U.S.A. | Tel +1 724 742 0230 | Fax +1 724 742 0235 | info.usa@we-ef.com | www.we-ef.com | 24-04-2020 11:53

SITE LIGHTING CUT SHEET - TYPE I


STI134 LED
Recessed Wall Luminaires
1/6

TYPE - H

we-ef

Description
IP65, Class I. IK07. Marine-grade, die-cast aluminium alloy. 5CE superior corrosion protection including PCS hardware. Silicone rubber gasket. Polycarbonate lens. Two cable entries. A pre-installation blockout is available and recommended for mounting in concrete walls. To be ordered separately.

2.36" | 10.04 x 1.97" | 10.63" | 0.39" | 3.54"

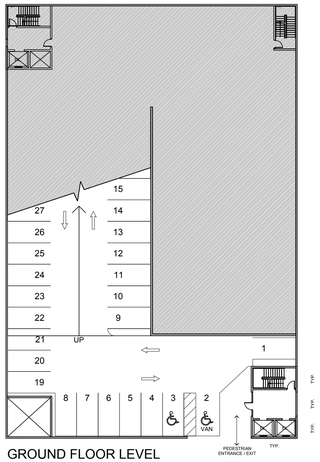
WE-EF LIGHTING USA LLC
410-D Keystone Drive | Warrendale PA 15086| U.S.A. | Tel +1 724 742 0230 | Fax +1 724 742 0235 | info.usa@we-ef.com | www.we-ef.com | 15-12-2019 17:33

SITE LIGHTING CUT SHEET - TYPE H

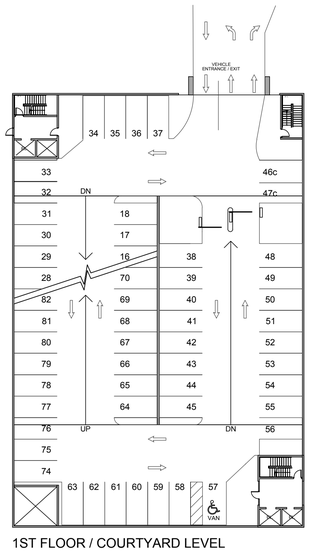
ARB COUNTY REVIEW

EXTERIOR LIGHTING CUT SHEETS (L6.1)

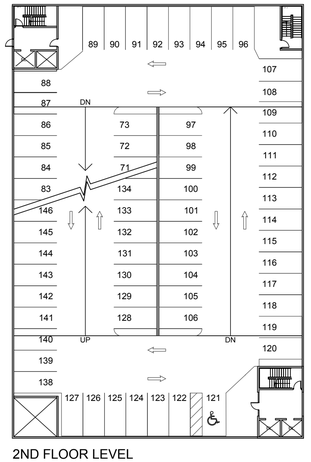
NOTE: PLEASE REFER TO SHEETS L6.0 - L6.1 FOR ENLARGED CUT SHEETS.



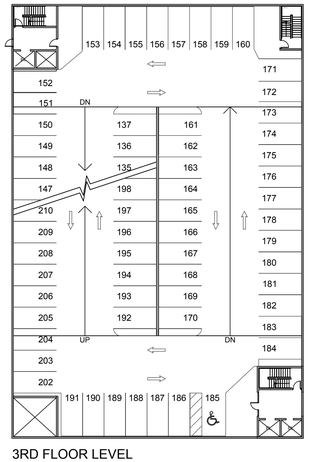
GROUND FLOOR LEVEL



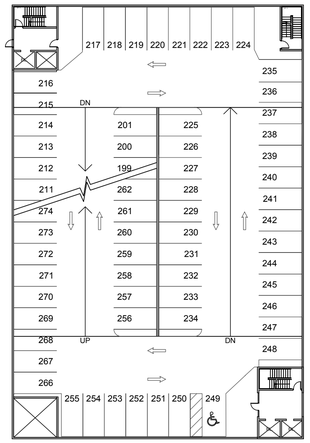
1ST FLOOR / COURTYARD LEVEL



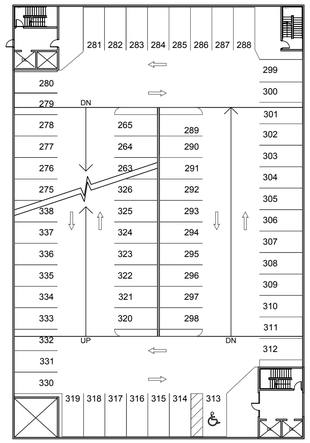
2ND FLOOR LEVEL



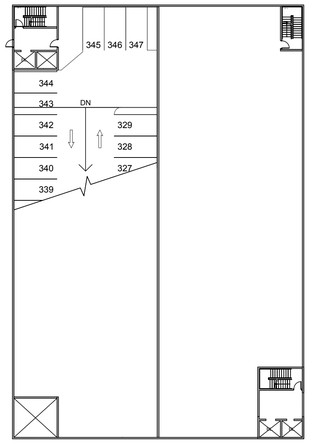
3RD FLOOR LEVEL



4TH FLOOR LEVEL



5TH FLOOR LEVEL



6TH FLOOR LEVEL

IF THIS DRAWING IS A REDUCTION
GRAPHIC SCALE MUST BE USED

SCALE: 1" = 30'

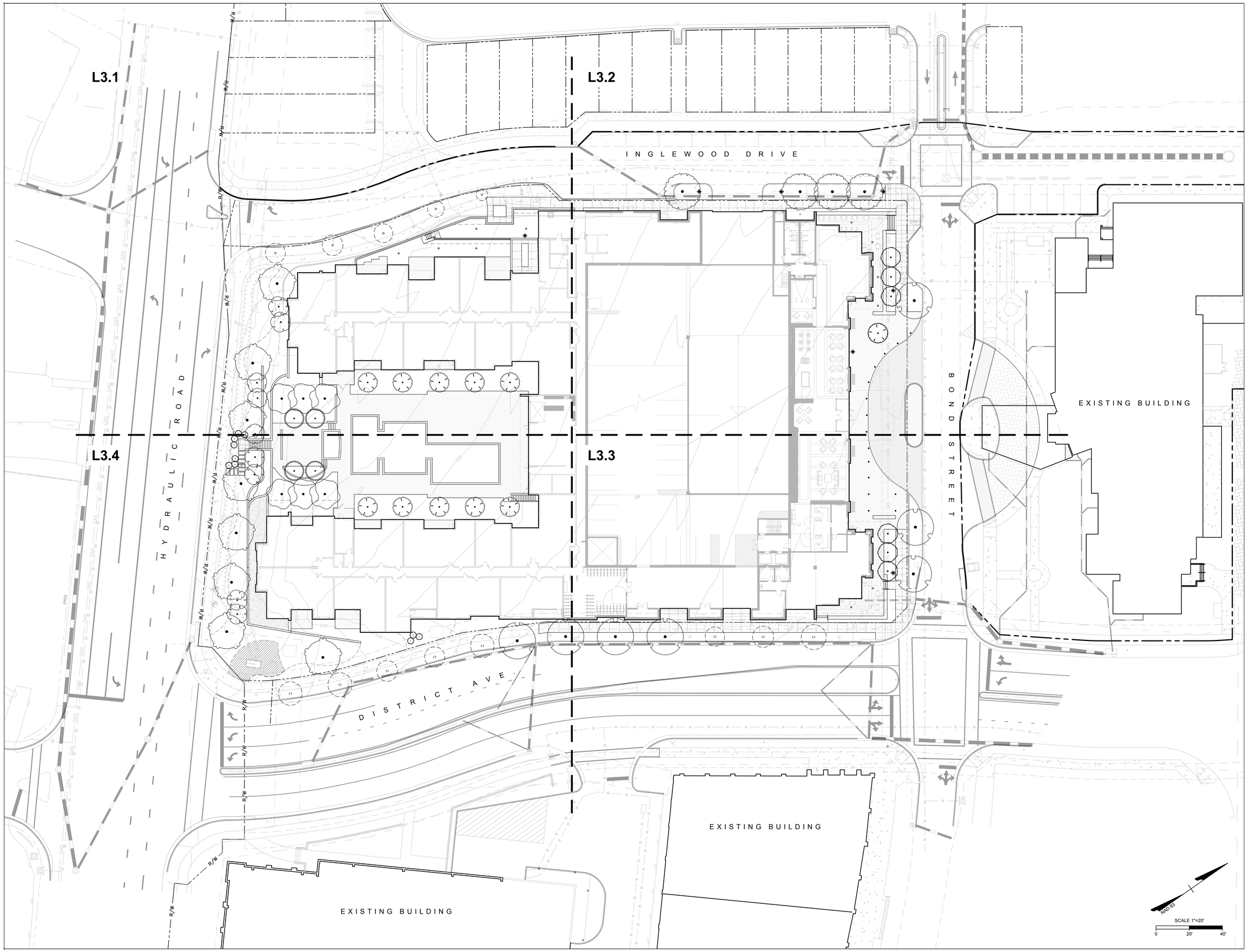
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M:\219040 Block D-1 Stonefield Site Plan\219040.03 Final Site Plan\904003C_AP-1.dwg

NO.	SHEET REVISION	BY	DATE

NO.	SHEET REVISION	BY	DATE

DESIGNED BY: MM	PROJECT: STONEFIELD BLOCK D-1 FINAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA			SET REV. NO. –
DRAWN BY: MM	TITLE: PARKING GARAGE LAYOUT			DRAWING NUMBER: AP-1
DIHR BY: HFW				SHEET NUMBER: 1 of 1
WWA NUMBER: 219040.03	FILE NAME: 904003C_AP-1.dwg	DISCIPLINE:	SCALE: H: 1"=30' V: N/A	DATE: 02/28/20



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DO NOT SCALE DRAWINGS

OVERALL LANDSCAPE PLAN

PROJECT 1814
DATE November 26, 2019

REVISIONS

MARK	DATE	DESCRIPTION

L3.0

10:36 AM
Tuesday, November 26, 2019

PLANT SCHEDULE

TREES	BOTANICAL NAME
ACE GRI	ACER GRISEUM
ACE ARM	ACER RUBRUM `ARMSTRONG`
GIN PSG	GINKGO BILOBA `PRINCETON SENTRY`
QUE PHE	QUERCUS PHELLOS
ULM ALL	ULMUS PARVIFOLIA `ALLEE`
EVERGREEN TREES	BOTANICAL NAME
THU SMA	THUJA OCCIDENTALIS `SMARAGD`
FLOWERING TREES	BOTANICAL NAME
AME ARB	AMELANCHIER ARBOREA `AUTUMN BRILLIANCE`
CHI VIR	CHIONANTHUS VIRGINICUS
COR FLO	CORNUS FLORIDA
MAG SWE	MAGNOLIA VIRGINIANA
SHRUBS	BOTANICAL NAME
BUX GRN	BUXUS X `GREEN VELVET`
CLE HUM	CLETHRA ALNIFOLIA `HUMMINGBIRD`
COR SIB	CORNUS ALBA `SIBIRICA`
FOT GAR	FOTHERGILLA GARDENII
HYD ANA	HYDRANGEA MACROPHYLLA `ANNABELLE`
HYD QUE	HYDRANGEA QUERCIFOLIA
ILE HOO	ILEX CRENATA `HOOGENDORN`
ILE INK	ILEX GLABRA `COMPACTA`
ILE WIN	ILEX VERTICILLATA
MIS MOR	MISCANTHUS SINENSIS `MORNING LIGHT`
MYR BOB	MYRICA PENSYLVANICA `BOBZAM`
SHRUB AREAS	BOTANICAL NAME
CAR ELA	CAREX ELATA `BOWLES GOLDEN`
ITE SPI	ITEA VIRGINICA `SPRICH` TM
OSM CIN	OSMUNDA CINNAMOMEA
PEN HAM	PENNISETUM ALOPECUROIDES `HAMELN`
GROUND COVERS	BOTANICAL NAME
CAR SED	CAREX PENSYLVANICA
ECH PUR	ECHINACEA PURPUREA
FES GLA	FESTUCA GLAUCA
HYP CAL	HYPERICUM CALYCINUM
PAC TER	PACHYSANDRA TERMINALIS
PER ATR	PEROVSKIA ATRIPLICIFOLIA
RUD HIR	RUDBECKIA HIRTA
VIN MAJ	VINCA MAJOR

MATCHLINE L3.2

MATCHLINE L3.1

I N G L E W O O D D R I V E

EXISTING TREE - TYP.

(74) VIN MAJ
(32) ITE SPI
(42) RUD HIR
(9) FOT GAR
(3) QUE PHE

(2) CHI VIR
(45) VIN MAJ
(40) ILE WIN
(16) MIS MOR
(16) ILE INK

SOD

H Y D R A U L I C R O A D

P R O P O S E D B U I L D I N G

(49) RUD HIR
(2) MAG SWE
(17) ECH PUR
(16) PEN HAM
(5) COR SIB

(3) HYD ANA
(28) ILE INK
(1) MAG SWE
(10) PER ATR
(2) THU SMA

(205) FES GLA
(5) GIN PSG
(48) ILE HOO
(12) CLE HUM
(3) ACE GRI
(2) AME ARB

(85) CAR ELA
(51) ITE SPI

(96) OSM CIN
(40) ITE SPI

POOL

NAD 83

SCALE 1/8"=1'0"

0 8' 16'

MATCHLINE L3.1

MATCHLINE L3.4

10:36 AM
Tuesday, November 26, 2019

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CHARLOTTESVILLE, VA 22903
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DETAIL LANDSCAPE PLAN

PROJECT 1814
DATE November 26, 2019

REVISIONS

MARK	DATE	DESCRIPTION

L3.1

MATCHLINE L3.2
MATCHLINE L3.1

I N G L E W O O D D R I V E

(1) ACE ARM
(34) CAR SED
SOD
SOD
(31) CAR SED
(4) HYD QUE
(3) ACE ARM
(59) HYP CAL
(29) FES GLA

P R O P O S E D B U I L D I N G

(3) COR FLO
(40) ITE SPI
(1) ULM ALL
SOD
(1) GIN PSG
(105) CAR SED

B O N D S T R E E T

NAD 83

SCALE 1/8"= 1'0"
0 8' 16'

MATCHLINE L3.2
MATCHLINE L3.3

PLANT SCHEDULE

TREES	BOTANICAL NAME
ACE GRI	ACER GRISEUM
ACE ARM	ACER RUBRUM `ARMSTRONG`
GIN PSG	GINKGO BILOBA `PRINCETON SENTRY`
QUE PHE	QUERCUS PHELLOS
ULM ALL	ULMUS PARVIFOLIA `ALLEE`
EVERGREEN TREES	BOTANICAL NAME
THU SMA	THUJA OCCIDENTALIS `SMARAGD`
FLOWERING TREES	BOTANICAL NAME
AME ARB	AMELANCHIER ARBOREA `AUTUMN BRILLIANCE`
CHI VIR	CHIONANTHUS VIRGINICUS
COR FLO	CORNUS FLORIDA
MAG SWE	MAGNOLIA VIRGINIANA
SHRUBS	BOTANICAL NAME
BUX GRN	BUXUS X `GREEN VELVET`
CLE HUM	CLETHRA ALNIFOLIA `HUMMINGBIRD`
COR SIB	CORNUS ALBA `SIBIRICA`
FOT GAR	FOTHERGILLA GARDENII
HYD ANA	HYDRANGEA MACROPHYLLA `ANNABELLE`
HYD QUE	HYDRANGEA QUERCIFOLIA
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HYP CAL	HYPERICUM CALYCINUM
PAC TER	PACHYSANDRA TERMINALIS
PER ATR	PEROVSKIA ATRIPLICIFOLIA
RUD HIR	RUDBECKIA HIRTA
VIN MAJ	VINCA MAJOR

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DETAIL LANDSCAPE PLAN

PROJECT 1814
DATE November 26, 2019

REVISIONS

MARK	DATE	DESCRIPTION

L3.2

10:30 AM
Tuesday, November 26, 2019

MATCHLINE L3.2

MATCHLINE L3.3

MATCHLINE L3.3

MATCHLINE L3.4

PROPOSED BUILDING

UP

498

B

B

DISTRICT AVENUE

EXISTING BUILDING

BOND STREET

SOD

SOD

(34) BUX GRN
(2) ULM ALL

(67) CAR SED
(2) COR FLO

(29) FES GLA
EXISTING TREE - TYP.

(30) FES GLA
(22) ITE SPI
(61) CAR SED

(29) CAR SED
(9) ITE SPI
(2) ULM ALL
(43) CAR SED

NAD 83

SCALE 1/8"=1'0"

0 8' 16'

PLANT SCHEDULE

TREES	BOTANICAL NAME
ACE GRI	ACER GRISEUM
ACE ARM	ACER RUBRUM `ARMSTRONG`
GIN PSG	GINKGO BILOBA `PRINCETON SENTRY`
QUE PHE	QUERCUS PHELLOS
ULM ALL	ULMUS PARVIFOLIA `ALLEE`
EVERGREEN TREES	BOTANICAL NAME
THU SMA	THUJA OCCIDENTALIS `SMARAGD`
FLOWERING TREES	BOTANICAL NAME
AME ARB	AMELANCHIER ARBOREA `AUTUMN BRILLIANCE`
CHI VIR	CHIONANTHUS VIRGINICUS
COR FLO	CORNUS FLORIDA
MAG SWE	MAGNOLIA VIRGINIANA
SHRUBS	BOTANICAL NAME
BUX GRN	BUXUS X `GREEN VELVET`
CLE HUM	CLETHRA ALNIFOLIA `HUMMINGBIRD`
COR SIB	CORNUS ALBA `SIBIRICA`
FOT GAR	FOTHERGILLA GARDENII
HYD ANA	HYDRANGEA MACROPHYLLA `ANNABELLE`
HYD QUE	HYDRANGEA QUERCIFOLIA
ILE HOO	ILEX CRENATA `HOOGENDORN`
ILE INK	ILEX GLABRA `COMPACTA`
ILE WIN	ILEX VERTICILLATA
MIS MOR	MISCANTHUS SINENSIS `MORNING LIGHT`
MYR BOB	MYRICA PENSYLVANICA `BOBZAM`
SHRUB AREAS	BOTANICAL NAME
CAR ELA	CAREX ELATA `BOWLES GOLDEN`
ITE SPI	ITEA VIRGINICA `SPRICH` TM
OSM CIN	OSMUNDA CINNAMOMEA
PEN HAM	PENNISETUM ALOPECUROIDES `HAMELN`
GROUND COVERS	BOTANICAL NAME
CAR SED	CAREX PENSYLVANICA
ECH PUR	ECHINACEA PURPUREA
FES GLA	FESTUCA GLAUCA
HYP CAL	HYPERICUM CALYCINUM
PAC TER	PACHYSANDRA TERMINALIS
PER ATR	PEROVSKIA ATRIPLICIFOLIA
RUD HIR	RUDBECKIA HIRTA
VIN MAJ	VINCA MAJOR

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DETAIL LANDSCAPE PLAN

PROJECT 1814

DATE November 26, 2019

REVISIONS

MARK	DATE	DESCRIPTION

L3.3

10:06 AM
11/26/19

MATCHLINE L3.1

MATCHLINE L3.4

HYDRAULIC ROAD

(3) MYR BOB
(3) ILE INK
(16) PER ATR
(5) THU SMA

(3) HYD ANA
(2) CHI VIR
(12) COR SIB
(19) MYR BOB
(7) FOT GAR

DECORATIVE STONE

(18) ILE WIN
(17) ECH PUR
(26) ILE HOO
(7) ITE SPI
(44) PER ATR

(28) ITE SPI
(2) CHI VIR
(26) PEN HAM
(4) QUE PHE
(41) BUX GRN
(46) RUD HIR

SOD

(121) HYP CAL

(2) AME ARB
(3) ACE GRI
(13) CLE HUM
(47) ILE HOO
(5) GIN PSG
(202) FES GLA

POOL

(52) ITE SPI
(67) CAR ELA

(41) ITE SPI
(83) OSM CIN

PROPOSED BUILDING

(2) ULM ALL

(143) PAC TER
(3) THU SMA

EXISTING TREE - TYP.

(14) COR SIB
(12) HYD QUE
(69) PER ATR
(1) QUE PHE
(110) VIN MAJ

EXISTING PLANTINGS
TO REMAIN

DISTRICT AVENUE

MATCHLINE L3.3
MATCHLINE L3.4

NAD 83

SCALE 1/8"=1'0"
0 8' 16'

PLANT SCHEDULE

TREES	BOTANICAL NAME
ACE GRI	ACER GRISEUM
ACE ARM	ACER RUBRUM `ARMSTRONG`
GIN PSG	GINKGO BILOBA `PRINCETON SENTRY`
QUE PHE	QUERCUS PHELLOS
ULM ALL	ULMUS PARVIFOLIA `ALLEE`
EVERGREEN TREES	BOTANICAL NAME
THU SMA	THUJA OCCIDENTALIS `SMARAGD`
FLOWERING TREES	BOTANICAL NAME
AME ARB	AMELANCHIER ARBOREA `AUTUMN BRILLIANCE`
CHI VIR	CHIONANTHUS VIRGINICUS
COR FLO	CORNUS FLORIDA
MAG SWE	MAGNOLIA VIRGINIANA
SHRUBS	BOTANICAL NAME
BUX GRN	BUXUS X `GREEN VELVET`
CLE HUM	CLETHRA ALNIFOLIA `HUMMINGBIRD`
COR SIB	CORNUS ALBA `SIBIRICA`
FOT GAR	FOTHERGILLA GARDENII
HYD ANA	HYDRANGEA MACROPHYLLA `ANNABELLE`
HYD QUE	HYDRANGEA QUERCIFOLIA
ILE HOO	ILEX CRENATA `HOOGENDORN`
ILE INK	ILEX GLABRA `COMPACTA`
ILE WIN	ILEX VERTICILLATA
MIS MOR	MISCANTHUS SINENSIS `MORNING LIGHT`
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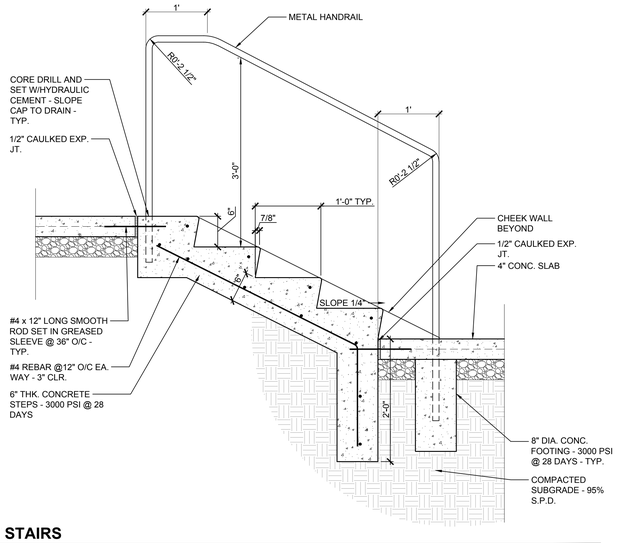
PROJECT 1814
DATE November 26, 2019

REVISIONS

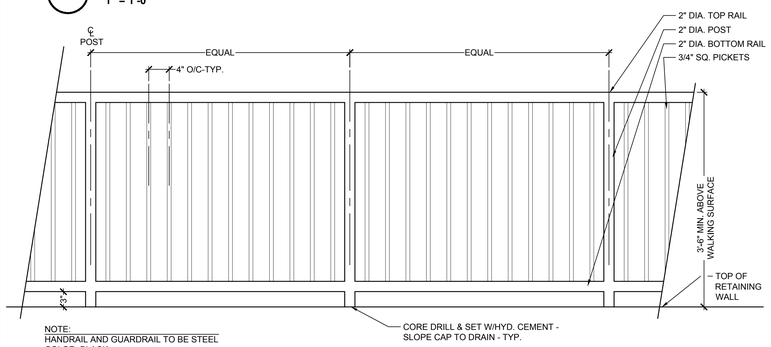
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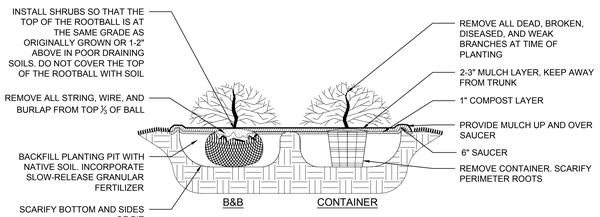
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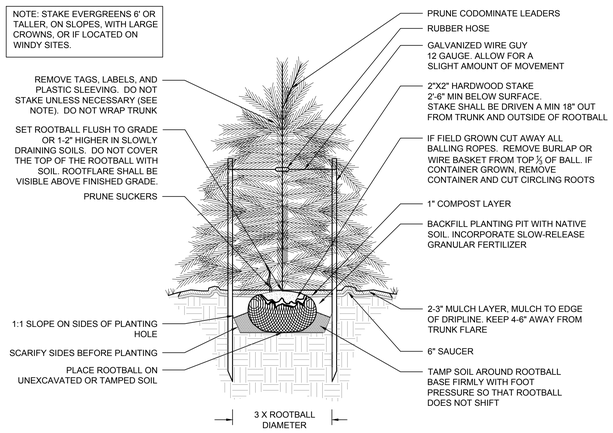
1 CONCRETE STAIRS
1" = 1'-0"



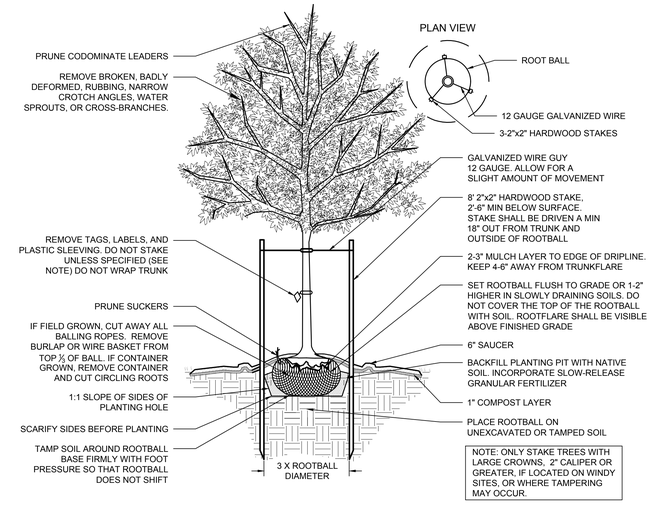
2 RAILING ELEVATION
1" = 1'-0"



3 SHRUB PLANTING
NOT TO SCALE



4 DECIDUOUS TREE - STAKING SPECIFIED
NOT TO SCALE



NOTE: ONLY STAKE TREES WITH LARGE CROWNS, 2" CALIPER OR GREATER, IF LOCATED ON WINDY SITES, OR WHERE TAMPERING MAY OCCUR.

5 DECIDUOUS TREE - STAKING SPECIFIED
NOT TO SCALE

6 CONSERVATION PLAN CHECKLIST

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County of Albemarle
Conservation Plan Checklist – To be placed on Landscape Plans
(Handbook, pp III-284-111-297 for complete specifications)

1. **The following items shall be shown on the plan:**
   - ☑ Trees to be saved;
   - ☑ Limits of clearing (outside dripline of trees to be saved);
   - ☑ Location and type of protective fencing;
   - ☑ Grade changes requiring tree wells or walls;
   - ☑ Proposed trenching or tunneling beyond the limits of clearing.
2. **Markings:**
   - ☑ All trees to be saved shall be marked with print or ribbon at a height clearly visible to equipment operators.
   - ☑ No grading shall begin until the tree marking has been inspected and approved by a County Inspector.
3. **Pre-Construction Conference:**
   - ☑ Tree preservation and protection measures shall be reviewed with the contractor on site.
4. **Equipment Operation and Storage:**
   - ☑ Heavy equipment, vehicular traffic and storage of construction materials including soil shall not be permitted within the driplines of trees to be saved.
5. **Soil Erosion and Stormwater Detention Devices:**
   - ☑ Such devices shall not adversely affect trees to be saved.
6. **Fires:**
   - ☑ Fires are not permitted within 100 feet of the dripline of trees to be saved.
7. **Toxic Materials:**
   - ☑ Toxic materials shall not be stored within 100 feet of the dripline of trees to be saved.
8. **Protective Fencing:**
   - ☑ Trees to be retained within 40 feet of a proposed building or grading activity shall be protected by fencing.
   - ☑ Fencing shall be in place and shall be inspected and approved by a County Inspector prior to grading or construction.
9. **Tree Wells:**
   - ☑ When the ground level must be raised within the dripline of a tree to be saved, a tree well shall be provided and a construction detail submitted for approval.
10. **Tree Walls:**
    - ☑ When the ground level must be lowered within the dripline a tree to be saved, a tree wall shall be provided; and a construction detail submitted for approval.
11. **Trenching and Tunneling:**
    - ☑ When trenching is required within the limits of clearing, it shall be done as far away from the trunks of trees as possible. Tunneling under a large tree shall be considered as an alternative when it is anticipated that necessary trenching will destroy feeder roots.
12. **Cleanup:**
    - ☑ Protective fencing shall be the last items removed during the final cleanup.
13. **Damaged Trees:**
    - ☑ Damaged trees shall be treated immediately by pruning, fertilization or other methods recommended by a tree specialist.

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

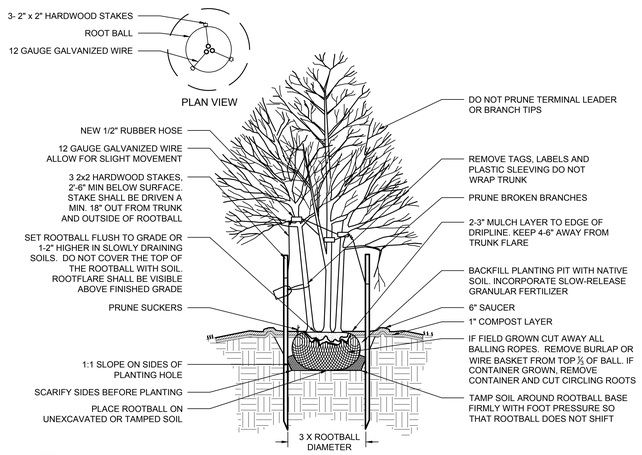
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OWNER SIGNATURE **(DATE)**

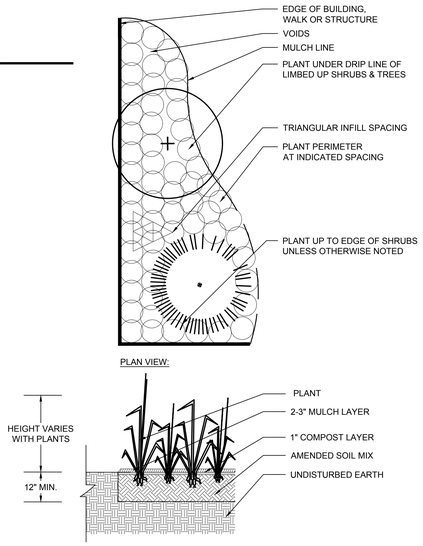
CONTRACT PURCHASER SIGNATURE **(DATE)**

5/1/06 Page 1 of 1

7 MULTI-STEM TREE - STAKING SPECIFIED
NOT TO SCALE



8 GROUNDCOVER/ PERENNIAL PLANTING
NOT TO SCALE



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
ACE GRI	6	ACER GRISEUM	PAPERBARK MAPLE	2.5" CAL.	B&B	
ACE ARM	4	ACER RUBRUM `ARMSTRONG`	ARMSTRONG RED MAPLE	2.5" CAL.	B&B	
GIN PSG	11	GINKGO BILOBA `PRINCETON SENTRY`	PRINCETON SENTRY GINGKO	2.5" CAL.	B&B	
QUE PHE	8	QUERCUS PHELLOS	WILLOW OAK	3.5" CAL.	B&B	
ULM ALL	7	ULMUS PARVIFOLIA `ALLEE`	ALLEE LACEBARK ELM	2.5" CAL.	B&B	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
THU SMA	10	THUJA OCCIDENTALIS `SMARAGD`	EMERALD GREEN ARBORVITAE	8` HT.	B&B	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
AME ARB	4	AMELANCHIER ARBOREA `AUTUMN BRILLIANCE`	DOWNY SERVICEBERRY	8` HT.	B&B	
CHI VIR	6	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	8` HT.	B&B	
COR FLO	6	CORNUS FLORIDA	EASTERN DOGWOOD	8` HT.	B&B	
MAG SWE	3	MAGNOLIA VIRGINIANA	SWEET BAY	8` HT.	B&B	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
BUX GRN	75	BUXUS X `GREEN VELVET`	GREEN VELVET BOXWOOD	24" HT./SPRD.	CONTAINER	36" o.c.
CLE HUM	25	CLETHRA ALNIFOLIA `HUMMINGBIRD`	HUMMINGBIRD SUMMERSWEET	24" HT./SPRD.	CONTAINER	48" o.c.
COR SIB	31	CORNUS ALBA `SIBIRICA`	REDBARK DOGWOOD	24" HT./SPRD.	CONTAINER	36" o.c.
FOT GAR	16	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" HT./SPRD.	CONTAINER	48" o.c.
HYD ANA	6	HYDRANGEA MACROPHYLLA `ANNABELLE`	LARGELEAF HYDRANGEA	24" HT./SPRD.	CONTAINER	48" o.c.
HYD QUE	16	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	24" HT./SPRD.	CONTAINER	48" o.c.
ILE HOO	121	ILEX CRENATA `HOOGENDORN`	HOOGENDORN JAPANESE HOLLY	24" HT./SPRD.	CONTAINER	30" o.c.
ILE INK	36	ILEX GLABRA `COMPACTA`	COMPACT INKBERRY	24" HT./SPRD.	CONTAINER	36" o.c.
ILE WIN	58	ILEX VERTICILLATA	WINTERBERRY	24" HT./SPRD.	CONTAINER	36" o.c.
MIS MOR	16	MISCANTHUS SINENSIS `MORNING LIGHT`	EULALIA GRASS	24" HT./SPRD.	CONTAINER	36" o.c.
MYR BOB	22	MYRICA PENSYLVANICA `BOBZAM`	BOBEE NORTHERN BAYBERRY	24" HT./SPRD.	CONTAINER	36" o.c.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
CAR ELA	172	CAREX ELATA `BOWLES GOLDEN`	BOWLES GOLDEN SEDGE	1 GAL.	CONTAINER	18" o.c.
ITE SPI	322	ITEA VIRGINICA `SPRICH` TM	LITTLE HENRY VIRGINIA SWEETSPIRE	1 GAL.	CONTAINER	30" o.c.
OSM CIN	179	OSMUNDA CINNAMOMEA	CINNAMON FERN	1 GAL.	CONTAINER	24" o.c.
PEN HAM	42	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN FOUNTAIN GRASS	1 GAL.	CONTAINER	30" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
CAR SED	370	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	1 GAL.		12" o.c.
ECH PUR	34	ECHINACEA PURPUREA	CONEFLOWER	1 GAL.		18" o.c.
FES GLA	495	FESTUCA GLAUCA	BLUE FESCUE	1 GAL.		12" o.c.
HYP CAL	180	HYPERICUM CALYCINUM	CREEPING ST. JOHN`S WORT	1 GAL.		12" o.c.
PAC TER	143	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	1 GAL.		18" o.c.
PER ATR	139	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL.		18" o.c.
RUD HIR	137	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL.		18" o.c.
VIN MAJ	229	VINCA MAJOR	PERIWINKLE	1 GAL.		18" o.c.

LANDSCAPING ALONG THE FRONTAGE OF E.C. STREETS
per Albemarle County ARB Guidelines

STREET	LENGTH	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
HYDRAULIC RD	243 LF	1 LG. DEC. TREE/35' WITH INTERSPERSED FLOWERING TREES	(243÷35) = 6.9	7 LARGE TREES	7 LARGE DEC. TREES 9 SMALL FLOWERING TREES

LANDSCAPING ALONG INTERIOR STREETS
per Albemarle County ARB Guidelines

STREET	LENGTH	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
INGLEWOOD DR	420 LF	1 LG. DEC. TREE/40'	(420÷40) = 10.5	11 LARGE TREES	9 LARGE DEC. TREES (5 EXISTING)
BOND ST	259 LF	1 LG. DEC. TREE/40'	(259÷40) = 6.5	7 LARGE TREES	3 LARGE DEC. TREES 6 SMALL FLOWERING TREES
DISTRICT AVE	423 LF	1 LG. DEC. TREE/40'	(423÷40) = 10.6	11 LARGE TREES	12 LARGE DEC. TREES (8 EXISTING)

TREE COVER CALCULATIONS
per Sec. 32.7.9.8 of the Albemarle County Code

SITE AREA	REQUIREMENT	CALCULATION	REQUIRED QUANTITY	PROVIDED QUANTITY
2.47 AC (GROSS SITE AREA)	10% COVER	2.47 AC x .1 = 0.247 AC = 10,759.3 SF	10,760 SF	11,500 SF

NOTE:
-ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.

GENERAL NOTES

PRE-CONSTRUCTION

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" AT 1.800.552.7001 FOR LOCATION OF ALL UTILITY LINES.TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
- PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE ARCHITECTS, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
- PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS

CONSTRUCTION/INSTALLATION

- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE.

INSPECTIONS/GUARANTEE

- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTORS CONTROL ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

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LANDSCAPE NOTES AND DETAILS

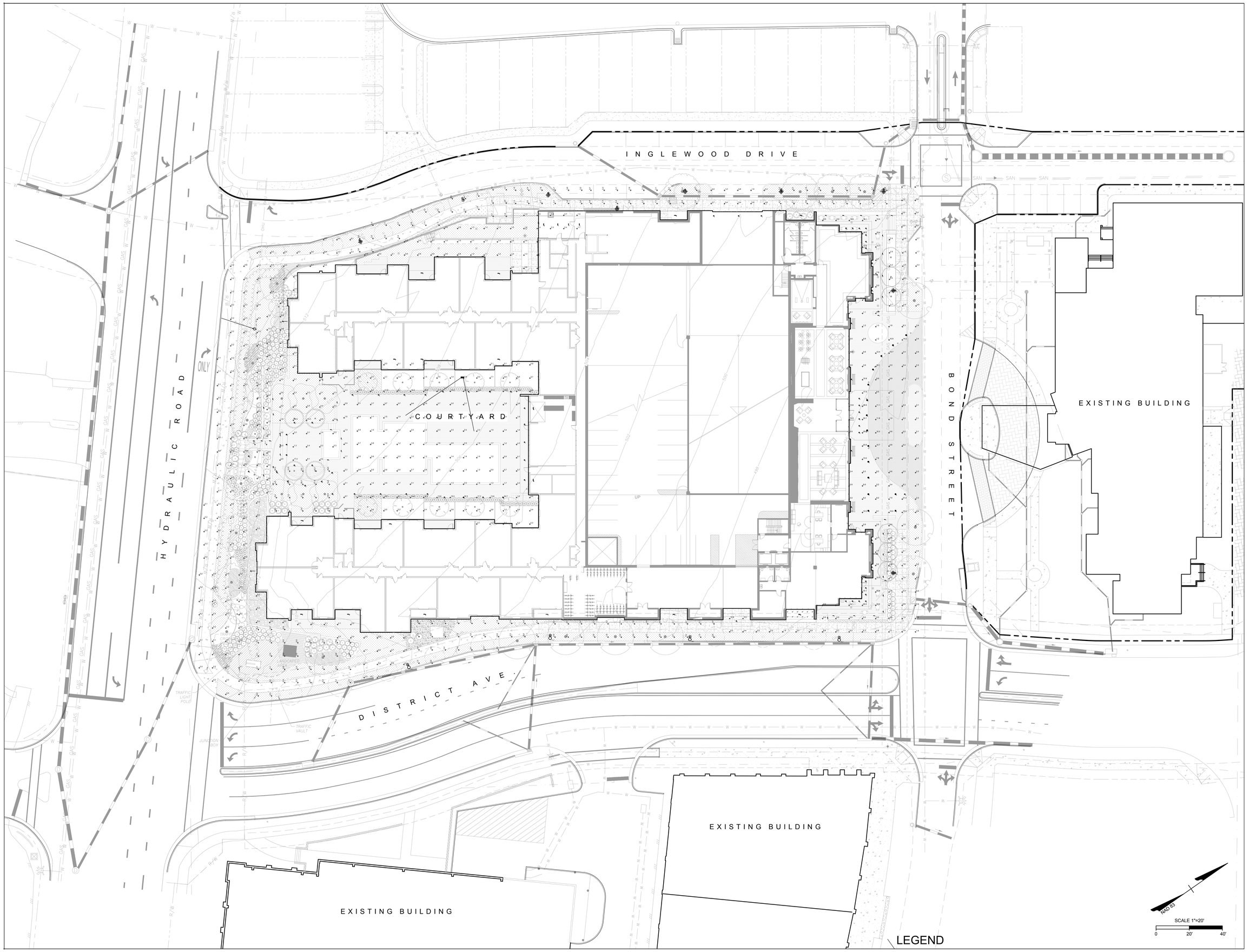
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DATE November 26, 2019

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75 Sheweil Avenue
Doylestown, PA 18901
PHONE: (215) 200-8603

Phillips Graddick Engineering
MEP ENGINEERS
500 Sugar Mill Road, Suite 105-A, Atlanta, GA 30350
PHONE:(770) 650-9061

ARCHITECTURAL REVIEW BOARD SUBMISSION

STONEFIELD BLOCK D1

2025 Bond Street
Charlottesville, Virginia

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PHOTOMETRIC PLAN

PROJECT 1814
DATE November 26, 2019

REVISIONS

MARK	DATE	DESCRIPTION

L5.0

10:52 AM
Tuesday, November 27, 2019

RADEAN Bollard

LED Site Luminaire



Catalog Number

Notes

Type — TYPE - B

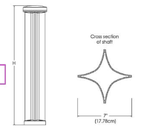
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Diameter: D = 8.25" (20.96cm)

Height: H = 41.5" Standard (105.41cm)

Weight (max): 20lbs (9.07Kg)





Introduction

The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should.

The Radean LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: RADB LED P4 30K SYM MVOLT BTS BCCDNATXD DBLXD

RADB LED							
Series	**Performance Package**	**Color temperature**	**Distribution**	**Voltage**	**Control options**	**Bollard top** (required)	
RADB LED	P1	27K 2700K	ASY Asymmetric [1]	MVOLT [1]	**Shipped installed**	**Slim Top**	**Tall Top**
	P2	30K 3000K	SYM Symmetric [1]	120	PE Photoelectric cell, button type [2]	BTS Slim top, painted to match shaft [3]	BTT Tall top painted to match shaft [3]
	P3	35K 3500K		208 [1]	DMG 0-10V dimming driver (no controls)	BTSDMWXD Slim top, white [3]	BTTDBLBXD Tall top, black textured [3]
	P4	40K 4000K		240 [1]	E7WH Emergency battery backup,Certified in CA Title 20 MAINTAINED [2,17]	BTSDBLBXD Slim top, black texture [3]	BTTDBLXD Tall top, black [3]
	P5*	50K 5000K		277	FAO Field adjustable output [4]	BTSDBLXD Slim top, black [3]	BTTDDBTXD Tall top, dark bronze textured [3]
				347	PIR Motion sensor Bi-level [5,6,7]	BTSDDBTXD Slim top, dark bronze textured [3]	BTTDDBXD Tall top, dark bronze [3]
				480		BTSDNATXD Slim top, natural aluminum textured [3]	BTTDNATXD Tall top, natural aluminum textured [3]
						BTSDNAXD Slim top, natural aluminum [3]	BTTDWHGXD Tall top, white textured [3]
						BTSDWHGXD Slim top, white textured [3]	BTTDWHXD Tall top, white [3]

Bollard cleaner (required)		Flat Crown		Other options		Finish (required)	
Deep Crown				H24 [8]	24" overall height	DDBXD	Dark bronze
BCC	Deep crown, painted to match shaft [3]	BCF	Flat crown, painted to match shaft [3]	H30 [8]	30" overall height	DBLXD	Black
BCCWHXD	Deep crown, white [3]	BCFBLBXD	Flat crown, black textured [3]	H36 [8]	36" overall height	DNAXD	Natural aluminum
BCCDBLXD	Deep crown, black [3]	BCFDBLXD	Flat crown, black [3]	L/RB Without anchor bolts		DWHXD	White
BCCDBLBXD	Deep crown, black textured [3]	BCFDDBTXD	Flat crown, dark bronze textured [3]			DDBTXD	Textured dark bronze
BCCDDBTXD	Deep crown, dark bronze textured [3]	BCFDDBXD	Flat crown, dark bronze [3]			DBLBXD	Textured black
BCCDDBXD	Deep crown, dark bronze [3]	BCFDNATXD	Flat crown, natural aluminum textured [3]			DNATXD	Textured aluminum
BCCDNATXD	Deep crown, natural aluminum textured [3]	BCFDNAXD	Flat crown, natural aluminum [3]			DWHGXD	Textured white
BCCDNAXD	Deep crown, natural aluminum [3]	BCFDWHGXD	Flat crown, white textured [3]				
BCCWHGXD	Deep crown, white textured [3]	BCFDWHXD	Flat crown, white [3]				

Accessories

Ordered and shipped separately.

RADBAB U	Anchor bolts (4)	RETAB08 BOLT (THRU50) U	Base cover with bolt caps
RADBASEC DDBXD U	Replacement anchor bolt covers (specify finish) (4)	RETAB09 EMERGTHRU U	Emergency test stylus

NOTES

1. PS only available in SYM distribution.
2. ASY has only two illuminated quadrants driven at higher drive currents to generate similar output as the SYM 4-quadrant product.
3. PIR not available with 208V or 240V.
4. PE only available with ASY.
5. PE, PIR and FAO not available with BTS.
6. E7WH and PIR only available in full height. Not available with H24, H30 or H36.
7. PIR not available with E7WH.
8. Architectural and custom colors available (additional leadtimes and cost may apply).
9. 42" Height is standard. H24, H30 and H36 have longer leadtimes.

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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SITE LIGHTING CUT SHEET - TYPE B

Date: _____ Customer: _____

Project: _____

Type: TYPE - XB Qty: _____

selux

Discera 4 LED

MATCH EXISTING FIXTURES ADJACENT TO SITE



Order Code: _____ - _____ - _____ - _____ - _____ - _____ - _____ - _____ - _____ - _____

Pole Order Code: _____ - _____ - _____ - _____

Series | Height | Finish | Options

Series	DSC4L Discera 4 LED					
Optics	R1 Type I Distribution	R2 Type II Distribution	R3 Type III Distribution	R5 Type V Distribution		
Mounting	S1 Single Short Arm Mount	S2 Double Short Arm (180°)	L1 Single Long Arm Mount	L2 Double Long Arm Mount (180°)	LW Long Arm Wall Mount	SW Short Arm Wall Mount
Light Engine	LG4500 500mA / 59W	LG4700 700mA / 65W	LG4105 1050mA / 100W			
CCT	30K 3000K	35 3500K	40 4000K	50 5000K		
Power Cord Length	12 12'	15 15'	18 18'	20 20'	25 25'	XX [2] XX'
Finish	WH White	BL Semi-Matte Black	BK Black	BZ Bronze	SV Silver	SP Specify Premium Color
Voltage	120' 120V	208' 208V	240' 240V	277 277V		
Options	DM [1] Dimming (0-10V)	HLXX' [4,5] Hi-Lo Switching	PC Photocell			
	MS Motion Sensor w/ Optional Photocell (Meets Title 24 Requirements) See page 3 for Order Code					

[1] 120V, 240V, & 277V only.

[2] LG4700 & LG4105 Light Engine only.

[3] HL or DM only. Cannot be combined.

[4] Specify for HL option

[5] Hold length of arm and height of pole to determine power cord length.

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SITE LIGHTING CUT SHEET - TYPE XB

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selux

Discera 4 LED

Mounting

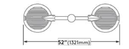
SW Short Arm Wall
EPA = 0.65ft² (0.05m²)
Weight = 23 lbs. (10kg)



S1 Single Short Arm
EPA = 0.65ft² (0.05m²)
Weight = 23 lbs. (10kg)



S2 Double Short Arm
EPA = 1.2ft² (0.1m²)
Weight = 46 lbs. (21kg)





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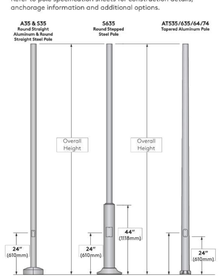
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(Rev. 02/2020)
DSC4L_SS_v5.0

selux

Discera 4 LED

Pole Information

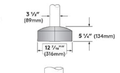
Refer to pole specification sheets for construction details, anchorage information and additional options.



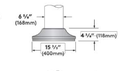
Optional Base Covers for Poles

Die cast aluminum, one- or two-piece field installable base covers.

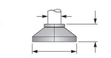
BC5 Optional Base Cover (A35 & S35)
Die cast aluminum, two-piece field installable base cover.



BC6 Optional Base Cover (S635)
Die cast aluminum, one-piece field installable base cover.



BC10 Optional Base Cover (ATM)
Die cast aluminum, two-piece field installable base cover.



Pole Data Chart

Pole Series	Bolt Circle	EPA Information 70mph	80mph	90mph	100mph	110mph	Height	Finish	Options
S635 3 ½" Diameter Stepped Steel Pole	Ø9"	45.6	35.0	27.3	21.6	17.8	10 ft.	WH White	BC3 Decorative Cast Aluminum Base Cover (AT555 poles only)
A35 3 ½" Diameter Straight Aluminum Pole	Ø7 ½"	12.4	9.5	7.1	5.4	4.3		BK Black	
S35 3 ½" Diameter Straight Steel Pole	Ø7 ½"	11.4	8.6	6.5	4.9	3.9		BL Semi-Matte Black	BC9 Decorative Cast Aluminum Base Cover (A764 poles only)
S635 3 ½" Diameter Stepped Steel Pole	Ø9"	37.6	28.7	22.3	17.5	14.4	12 ft.	BZ Bronze	BC10 Decorative Cast Aluminum Base Cover (A774 poles only)
A35 3 ½" Diameter Straight Aluminum Pole	Ø7 ½"	9.9	7.5	5.4	4.0	3.1		SV Silver	
S35 3 ½" Diameter Straight Steel Pole	Ø7 ½"	9.1	6.7	4.9	3.6	2.8		SP Specify Premium Color	REC GFCI Receptacle with weatherproof cover [1] (120V only)
AT535 5" to 3 ½" Tapered Aluminum Pole	Ø8 ½"	19.4	14.4	10.9	8.6	6.9			REC2 GFCI Receptacle with padlockable in-use cover [1] (120V only)
S635 3 ½" Diameter Stepped Steel Pole	Ø9"	31.7	24.2	18.6	14.6	11.9			MS Motion Sensor with Photocell (Meets Title 24 Requirements)
A35 3 ½" Diameter Straight Aluminum Pole	Ø7 ½"	8.0	5.8	4.2	3.0	2.2	14 ft.		T35 3 ½" Tenon (Required for A154/A174 poles for arm mounting)
S35 3 ½" Diameter Straight Steel Pole	Ø7 ½"	7.3	5.3	3.8	2.7	1.9			
AT535 3 ½" Diameter Straight Steel Pole	Ø8 ½"	12.9	9.4	7.1	5.5	4.4			
S635 3 ½" Diameter Stepped Steel Pole	Ø9"	21.7	15.8	12.3	9.6	7.6			
A35 3 ½" Diameter Straight Aluminum Pole	Ø7 ½"	4.9	3.2	2.2	1.4	0.8	16 ft.		
S35 3 ½" Diameter Straight Steel Pole	Ø7 ½"	4.4	2.8	1.9	1.2	0.6			
AT535 5" to 3 ½" Tapered Aluminum Pole	Ø8 ½"	10.7	7.7	5.6	4.2	3.3			
AT535 5" to 3 ½" Tapered Aluminum Pole	Ø8 ½"	11.1	7.8	5.6	4.2	3.2	18 ft.		
A764 3 ½" Diameter Straight Aluminum Pole	Ø7 ½"	15.7	11.5	8.7	6.9	5.5			
A764 3 ½" Diameter Straight Aluminum Pole	Ø7 ½"	13.5	9.6	7.3	5.6	4.4	20 ft.		

Allowable EPA calculated according to AASHTO 1994 and include allowance for 1.3 gust factor. See Mounting Configuration pages for fixture arm weight and EPA values.

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(Rev. 02/2020)
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SITE LIGHTING CUT SHEET - TYPE XA-3

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
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CHARLOTTESVILLE, VA 22903
Tel.: 434-979-7050 Fax: 434-979-8220

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535 Madison Avenue 6th Floor New York New York 10022 USA

Consultants

Timmons Group
LANDSCAPE ARCHITECTS
608 Preston Avenue, Suite 200
Charlottesville, VA 22903
PHONE: (434) 295-5624

Dunbar, Milby, Williams, Pittman and Vaughan, PLLC
STRUCTURAL ENGINEER
110 Third Street N.E.
Charlottesville, VA 22902
PHONE: 434) 293-5171

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POOL CONSULTANT
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Doylestown, PA 18901
PHONE: (215) 200-8603

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SITE LIGHTING CUT SHEETS

PROJECT 1814
DATE November 26, 2019

REVISIONS

NUMBER	DATE	DESCRIPTION

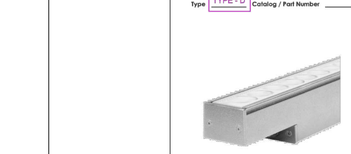
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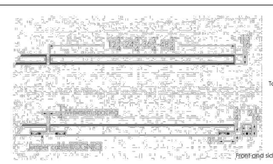
Specification Sheet — **lumenfacade nano** LOGN

WHITE AND STATIC COLORS

Project Name

Type — TYPE - D Catalog / Part Number _____ Qty _____





Photometric Summary

4ft, 4 W/ft, 4000K	Delivered output (lm)	Intensity (peak cd)
8'x8'	1,530	41,352
10'x10'	1,456	39,292
10'x30'	3,435	92,126
10'x60'	3,427	4,867
10'x90'	3,424	2,593
30'x10'	3,439	9,098
30'x30'	9,767	4,079
30'x60'	9,713	2,581
30'x90'	9,726	1,865
60'x10'	9,426	5,647
60'x60'	9,730	1,779
60'x90'	9,719	1,540
90'x90'	14,690	1,045
W (120')	864	N/A
WW	1,328	7,393

Photometric performance measured in compliance with IES LM-79-08

Optics



Description

The Lumenfacade Nano White and Static Colors is a high-efficiency linear LED luminaire that goes where no facade lighting has gone before. Available in 12 in. 24 in. 36 in or 48 in sections, the Lumenfacade Nano is the right fit for general urban structures, historical buildings and those hardest to reach places. The Lumenfacade Nano packs all the bells and whistles of the larger members of the Lumenfacade family and can be configured with a wide number of options, including: optics for grazing, floodlighting or wall washing; a choice of outputs; various color temperatures or static colors; various mounting options, finishes, accessories and controls. The Lumenfacade Nano is also available with a unique asymmetric distribution, providing exceptional uniformity and brightness for walls and signage.

Features

Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
Optics	8" x 8", 10" x 10", 10" x 30", 10" x 60", 10" x 90", 30" x 10", 30" x 30", 30" x 60", 30" x 90", 60" x 10", 60" x 60", 60" x 90", 90" x 90", Wide 120°, Asymmetric Wallwash
Options	Corrosion-resistant coating for hostile environments
Power Consumption	2 W/ft, 4 W/ft
Warranty	5-year limited warranty

Performance

Delivered Output	884 lm (2 W/ft, 48 in fixture, 4000K, 30" x 30", UCTL), 1,767 lm (4 W/ft, 48 in fixture, 4000K, 30" x 30", UCTL)
Delivered Intensity	20,676 cd at nadir (2 W/ft, 48 in fixture, 4000K, 8" x 8", UCTL), 41,352 cd at nadir (4 W/ft, 48 in fixture, 4000K, 8" x 8", UCTL)
Illuminance at Distance	Minimum 1 fc at 144 ft (2 W/ft, 48 in fixture, 4000K, 8" x 8", UCTL), Minimum 1 fc at 203 ft (4 W/ft, 48 in fixture, 4000K, 8" x 8", UCTL)
Color Consistency	3 SDCM (2 SDCM for 8" x 8", 10" x 10", 10" x 30", 10" x 60", 10" x 90", 30" x 10", 60" x 10", W and WW optics)

lumenpulse — 1220 Marie-Victorin Blvd., Longueuil, QC J4G 2H9 CA — info@lumenpulse.com — www.lumenpulse.com — T United States 417.357.5700 | Canada 1.877.937.3003 | 514.937.3003 — F 514.937.6289

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1 / 14

SITE LIGHTING CUT SHEET - TYPE D

LUMINIS®

TYPE C

SY810 SERIES
SYRIOS - LED
8" SURFACE CEILING DOWN LIGHT

TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER: | FIXTURE | SUFFIX | REFLECTOR | VOLTAGE | FINISH | OPTION | OPTION | OPTION |

SY810



1- Cast aluminum ventilated top cover with ceiling mounting plate.
2- Seamless extruded aluminum cylindrical housing.
3- Fully sealed cast aluminum down light assembly.
4- Sealed cast aluminum lens frame.
5- Clear tempered glass lens.
6- Faceted specular aluminum reflector.
7- Optional 360° adjustable rotation.

All stainless steel hardware.

Syrios LED light module is designed with a tilting mechanism allowing forward and back light adjustability. The ±30° directional module allows to aim the light beam in the desired direction, without disturbing the luminaire mounting. The module can be secured using the built in locking mechanism.
Fully adjustable 360° rotation also available, see option A360.

MATERIALS
Syrios LED is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%.
The main housing is made of seamless extruded aluminum, with an integrally sealed LED light module designed for optimal heat dissipation, and lighting performance.
Syrios LED is standard with a unique proprietary design allowing the sealed LED module to tilt within the cylindrical housing.
The top cast aluminum cover includes ventilation slots allowing air circulation and cooling of assembly.
Syrios LED SY810 series is standard with 28° optic. See options section for alternate selection.

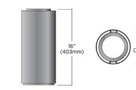
ELECTRICAL
DRIVER Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -40°C/-40°F to 55°C/131°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.
LED Standard 4000K /80CRI, Optional 2700K, 3000K & 3500K. Optional Amber LED for turtle sensitive areas. Wavelengths: 584.5nm to 597nm.

LIFE
60,000hrs $L_{70}B_{50}$ (based on IESNA TM-21 Test Method and LM-80 data).
Up to 135,000hrs $L_{70}B_{50}$ (calculated projection from LM-80 data).

FINISH
Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

MOUNTING
Maximum weight: 20.7 lbs (9.3 kg)
The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3 1/2" (89mm) C/C mounting holes.
Fixture must be installed on a finished ceiling for exterior applications and/or exposed to inclement weather.

CERTIFICATION
Tested to UL1598 and CSA 22.2 #250. ETL listed wet location.
Rated IP66.



Apr 2020 Rev 0

LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

Luminaires may be altered for design improvement or discontinued without prior notice.

LUMINIS.COM | 1

SITE LIGHTING CUT SHEET - TYPE C

McGraw-Edison

DESCRIPTION — MATCH EXISTING FIXTURES ADJACENT TO SITE

The Galleria luminaires beauty and versatility make it an excellent choice for roadway and general area lighting applications. An aesthetic reveal in the formed aluminum housing gives the Galleria luminaire a distinctive look while a variety of mounting options and lamp wattages provide maximum flexibility.

The Galleria luminaires superior light distributions makes it the optimum choice for almost any small, medium or large area lighting application.

Catalog #	Type — TYPE - XA-3
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction
HOUSING: Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in premium TGIC polyester powder coat. U.L. listed and CSA certified for wet locations. DOOR: Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in premium TGIC polyester powder coat. (Spider mount unit has steel door.)

Electrical
BALLAST TRAY: Ballast tray is hard-mounted to housing interior for cooler operation.

Optics
REFLECTOR: Choice of fourteen high efficiency optical systems utilizing horizontal and vertical lamp orientations. Optional high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Standard with mogul-base socket. All optical modules feature quick disconnect wiring plugs and are field rotatable in 90° increments. LENS: Convex tempered glass lens or flat glass.

Mounting
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Specify arm-included mounting for contractor-friendly single carton packaging of housing and arm.

Efficiency Standards Notice
Select luminaires are manufactured to USA and California efficiency regulations.



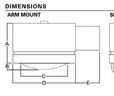
GSM/GSL
GALLERIA SQUARE

150 - 1000W
Pulse Start Metal Halide
High Pressure Sodium

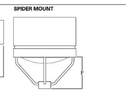
ARCHITECTURAL AREA LUMINAIRE

DIMENSIONS

ARM MOUNT



SPIDER MOUNT



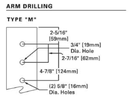
DIMENSIONAL DATA

Fixture	A	B	C	D	E	F
GSM	11" [279mm]	3-1/2" [89mm]	19-1/4" [480mm]	21-3/4" [552mm]	6" [152mm]	15" [381mm]
					14" [356mm]	16" [406mm]
GSL	14-1/2" [279mm]	4-1/4" [108mm]	25-7/8" [657mm]	27" [686mm]	6" [152mm]	19-3/4" [478mm]
					14" [356mm]	19-3/4" [502mm]

NOTE: Top cap used on GSM with 1000W flat glass vertically lamped optics only.

ARM DRILLING

TYPE "M-"



ENERGY DATA

CWA Ballast Input Watts
150W MP HPF (186 Watts)
175W MP HPF (198 Watts) ①
250W MP HPF (283 Watts) ①
320W HPS HPF (358 Watts)
400W MP HPF (452 Watts) ①
400W HPS HPF (457 Watts)
750W MP HPF (835 Watts)
1000W HPS HPF (1100 Watts)

EPA
Effective Projected Area: (Sq. Ft.)
[Without Arm]
GSM: 2.40 **GSL:** 3.90
[Spider Mount]
GSM: 2.86 **GSL:** 4.45

SHIPPING DATA
Approximate Net Weight:
GSM: 79 lbs. (36 kgs.)
GSL: 86 lbs. (40 kgs.)

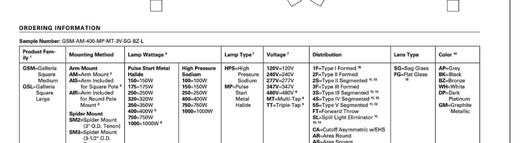
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EATON Powering Business Worldwide

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April 5, 2018 8:44 AM

GSM/GSL GALLERIA SQUARE

MOUNTING CONFIGURATIONS AND EPAS



ORDERING INFORMATION

Sample Number: GSM-AM-400-MP-MT-3V-SQ-BZ-L

Product Family	Mounting Method	Lamp Wattage [4]		Lamp Type [5]	Voltage [6]	Distribution	Lens Type	Color [14]
GSM=Galleria Square Medium GSL=Galleria Square Large	**Arm Mount** AM=Arm Mount [7] AMI=Arm Included for Square Pole [7] ARI=Arm Included for Round Pole Mount [7] **Spider Mount** SM2=(2) Arm Mount (9-12" O.D. Tenon) SM3=(3) Arm Mount (9-12" O.D. Tenon)	**Pulse Start Metal Halide** 150=150W 175=175W 250=250W 320=320W 350=350W 400=400W [8] 750=750W 1000=1000W [8]	**High Pressure Sodium** 150=150W 150=150W 250=250W 400=400W 750=750W 1000=1000W [8]	HPS=High Pressure Sodium MP=Pulse Start Metal Halide	120V=120V 240V=240V 277V=277V 347V=347V 480V=480V [9] MT=Multi-Tap [10] TX=Triple-Tap [11]	1F=Type I Formed [12] 2F=Type II Formed 2S=Type II Segmented [12,13] 3F=Type III Formed 3S=Type III Segmented [12,13] 4S=Type IV Segmented [12,13] 5F=Type V Formed [12] FT=Forward Throw SL=Split Light Eliminator [15,16]	SG=Sag Glass FG=Flat Glass [16]	AP=Grey BK=Black BZ=Bronze WH=White DP=Dark Platinum GM=Graphite Metallic

Options (Add as Suffix)	Accessories (Order Separately) [18]
F=Single Fuse (120, 277 or 347V) FF=Double Fuse (208, 240 or 480V) L=Lamp Included EM=Quartz Restrike w/Delay [4] Q=Quartz Restrike [4] R=NEMA Twistlock Photocontrol Receptacle EHS=External Adjustable House Side Shield HS=House Side Shield [4] VS=Vandal Shield [4]	GSM-EXTHS=External House Side Shield - 2.24 EPA GSL-EXTHS=External House Side Shield - 3.46 EPA MA1004XX=14' Arm for Square Pole - 1.0 EPA [4] MA1005XX=6' Arm for Square Pole - 0.5 EPA MA1006XX=Direct Mount Kit for Square Pole MA1007XX=14' Arm for Round Pole - 1.0 EPA [4] MA1008XX=6' Arm for Round Pole - 0.5 EPA MA1009XX=Direct Mount Kit for Round Pole MA1020XX=Wall Mount Bracket with 10" Arm MA1021XX=Wall Mount Bracket with Round Pole Adapter - 0.8 EPA OA1060XX=Mast Arm Adapter MA1010XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011XX=2-@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012XX=3-@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013XX=4-@90° Tenon Adapter for 3-1/2" O.D. Tenon	MA1014XX=2-@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1015XX=3-@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016XX=3-@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018XX=2-@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019XX=3-@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1040XX=4-@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1045XX=2-@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1060XX=3-@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1080XX=4-@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1082=House Side Shield for GSL - Field Installed [4] OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap OA/RA1027=NEMA Twistlock Photocontrol - 480V OA/RA1201=NEMA Twistlock Photocontrol - 347V

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP01300EN for additional support information.
2. Arm not included. See Accessories.
3. Round Straight Aluminum poles require min. 11-1/2" for GSM and 14" for GSL.
4. Standard with mogul-base lamp sockets. Wattage availability varies by housing size, see wattage table.
5. Requires reduced envelope ED-28 lamp when used with GSM housing and flat glass vertically lamped optics.
6. Other voltages available. Consult your lighting representative.
7. Consult an Eaton representative for bracketed type voltage compatibility.
8. Pulse start metal halide 1500W 480V requires high reactance to meet ESKA requirements.
9. Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 120/277/347V wired to 347V.
10. Medium housing fixture only.
11. Large housing fixture only. Not available in 150W.
12. Not available in 1000W or large housings.
13. Must use reduced envelope lamp, not available in GSL housing.
14. Other finish colors available, consult factory.
15. 1000W available only in reduced envelope. Not available in "SW" distribution.
16. Other finish colors available, including a full line of RAL color matches. Consult your lighting representative at Eaton for more information.
17. Not available with options SL, optics.
18. House side shield not available with 5S, PW, AS, AR, SL and CA optics.
19. Arm mount only. 400W maximum.
20. Replace XX with color suffix.
21. Use for mounting fixtures at 90° increments.
22. Compatible with sag lens vertical optics only.

EATON Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

T050001HEN
April 5, 2018 8:44 AM

SITE LIGHTING CUT SHEET - TYPE XA-3

LUMINIS®

TYPE - G

CL315/CL325/CL345 SERIES
LumiSTIK - LED
3" WALL

TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER:	FIXTURE	WATTAGE	VOLTAGE	FINISH	OPTION	OPTION	OPTION	OPTION



1- Optional uplight component with sealed optics.
2- Seamless extruded aluminum housing for electrical components (optional stainless steel).
3- White translucent high impact UV stabilized acrylic lens.
4- Cast aluminum mounting box.
5- Optional downlight component with sealed optics.

All stainless steel hardware.

CL315/CL325/CL345



ADA Compliant

MATERIALS
LumiSTIK wall is made of seamless extruded corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%.
LED is contained in a white translucent high impact UV stabilized acrylic sealed lens. The assembly is designed to provide a uniform illumination.

ELECTRICAL
DRIVER Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperatures of -30ºC/-22ºF to 60ºC/140ºF, output over voltage protection, output over current protection, output short circuit protection with auto-recovery.
LED Standard 4000K CCT/80 CRI. Optional 3000K & 3500K. Removable modular LED platform.

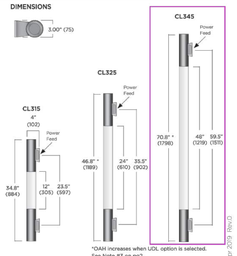
LIFE
50,000hrs L85B50 (based on IESNA TM-21 Test Method and LM-80 data).

FINISH
Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

MOUNTING
Weight: **CL315:** 7.8lbs (3.5kg), **CL325:** 8.7lbs (4kg), **CL345:** 10.4 lbs (4.7kg)
The mounting plate is designed to fit on a 2X4" (53x102) rectangular electrical box using 3.156" (80) C/C mounting holes. Optional trimming plate for octagonal jbox (option MT4).

CERTIFICATION
Tested to UL1598 and CSA 22.2 #250. ETL listed wet location.
Rated IP66. CE Certification on request.

DIMENSIONS



*OAH increases when UDL option is selected. See Note #3 on pg2.

Apr 2019 Rev.0

LUMINIS | Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com
2601 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

LUMINIS.COM

Luminaires may be altered for design improvement or discontinued without prior notice.

SITE LIGHTING CUT SHEET - TYPE G



LIL LED
LED Wall Luminaire

Catalog Number
Notes
Type

TYPE - F

Fill the field by an mouse over the page or on all photocells sheets.

Introduction
LIL LED is a compact and energy efficient wall luminaire ideal for replacing small incandescent and CFL luminaires. Photocell and battery pack options make LIL LED great for installations above doors, balconies, garage or warehouse entrances, and security applications. Whether directly mounting to a recessed junction box, or using the back box accessory for conduit entry/through wiring, LIL LED has you covered!

Specifications

	Standard	With Battery Pack(EL)
Width:	5"	5-7/8"
Height:	5-1/8"	6-1/8"
Depth:	2-3/4"	4-1/4"
Weight:	1.5 lbs	3 lbs

Ordering Information EXAMPLE: LIL LED 40K MVOLT WH

LIL LED					
Series	**Color Temperature**	**Voltage**	**Controls**	**Mounting**	**Finish**
LIL LED	30K 3000 K 40K 4000 K	MVOLT 120 / 277V [1]	(blank) None PE MVOLT button photocell [2] EL Battery pack [3]	(blank) None BB Back box accessory for conduit wiring [1]	DDBTXD Textured dark bronze WH White

Accessories
Ordered and shipped separately

LIL LED BB DDBTXD	Back box for conduit entry applications, dark bronze - CI Code *24WBTX
LIL LED BB WH	Back box for conduit entry applications, white - CI Code *24WBU

NOTES
1. MVOLT driver operates on 120V and 277V (50/60Hz).
2. PE and EL cannot be ordered together.
3. Optional accessory for conduit entry wiring. Can be ordered with the fixture or separately. Ordered separately, BB option is not available with emergency battery pack (EL) version.

FEATURES & SPECIFICATIONS

INTENDED USE
The versatility of LIL LED combines a sleek, compact profile with photocell and emergency battery pack options to provide a great solution for wall mount applications. LIL LED is ideal for replacing up to 60W incandescent or 32W CFL luminaires in installations above doors, balconies, garage or warehouse entrances, and security applications. It can also be used for decorative and general lighting in outdoor environments.

CONSTRUCTION
Aluminum housing with white or textured dark bronze paint for lasting durability. The polycarbonate lens creates uniform light distribution, and it is UV resistant - great for outdoor environments!

OPTICS
Light engines are available in 3000K and 4000K CCTs. See Lighting Facts label and photometry reports for specific fixture performance.

ELECTRICAL
LED technology provides long operating life (L70/50,000 hours at 25ºC). Electronic drivers have a power factor >90% and THD <20% and a minimum 2.5kV surge rating.

INSTALLATION
Easily mounts to recessed junction boxes or for surface mounting and conduit entry — with the back box with two 1/2" threaded conduit entry hubs.

This luminaire is mounted with the lens facing down. Neutral wire is required for three phase input.

LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations. Rated for -40º C minimum to 40º C maximum ambient temperature. Battery pack versions are rated to 0º C minimum. Tested in accordance with IESNA LM-79 and LM-80 standards.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Eligible to be submitted for Title 20 and Title 24 compliance.

WARRANTY
5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.705.7378 • www.lithonia.com
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LIL LED
Rev. 08/19/19

SITE LIGHTING CUT SHEET - TYPE F

gotham® | E V O®
Multiple Layers of Light

Luminaire Type: TYPE - E
Catalog Number:

General Illumination Surface Ceiling Cylinder 6"



Feature Set
- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- Bounding Ray™ optical design
- 45° Cutoff to source and source image
- Fully serviceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- Fixtures are damp location standard; wet location option (WL), covered ceiling
- 20 standard colors in matte and gloss finish; custom or RAL colors also available
- Field configurable surface junction box conduit covers available
- ENERGY STAR® Certified product

Distribution



Superior Performance

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000	6000	8000
Delivered Lumens	297	595	776	994	1471	2006	2537	3077	3542	4027	4533	5256	6371	8247
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0	47.3	48.7	57.6	74.9
Lumens per Watt	87.4	83.7	94.6	103.5	100.1	101.8	102.7	104.3	104.8	103.3	95.8	107.9	110.6	110.1

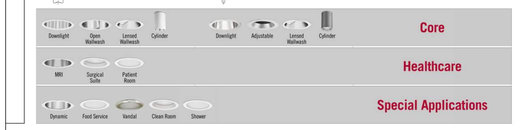
COMPLEMENTARY PRODUCTS

Coordinated Apertures | Multiple Layers of Light


General Illumination Layer | EVO


High Center Beam Layer | Incito


EVO + Incito — Multiple Layers of Light



EVOSC
page 1 of 8

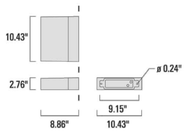
GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com
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SITE LIGHTING CUT SHEET - TYPE E

PLS420 LED TYPE - K
Surface Mounted Wall Luminaires
1/6

we-ef





Description
IP65. Class I. IK08. Marine-grade, die-cast aluminium alloy. 5CE superior corrosion protection including PCS hardware. Safety glass lens. Silicone CCD® Controlled Compression Gasket. Luminaire is factory-sealed and does not need to be opened during installation. Integral EC electronic converter. Advanced thermal management protects LEDs while optimising lumens output. CAD-optimised optics for superior illumination and glare control. Luminaire can be mounted for up or down lighting.

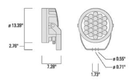
WE-EF LIGHTING USA LLC
410-D Keystone Drive | Warrendale PA 15086 | U.S.A. | Tel +1 724 742 0030 | Fax +1 724 742 0035 | info.usa@we-ef.com | www.we-ef.com | 01-05-2020 23:09

SITE LIGHTING CUT SHEET - TYPE K

FLC240 LED TYPE - J
Symmetrical Floodlights
1/25

we-ef





Description
IP66, Class I. IK07. Marine-grade, die-cast aluminium alloy. 5CE superior corrosion protection including PCS hardware. Silicone CCD® Controlled Compression Gasket. Safety glass lens. One cable gland. Second gland for through wiring on request. Integral EC electronic converter, thermally separated. CAD-optimised optics for superior illumination and glare control. DLCb One LED Concept. Factory installed LED circuit board. 0-10V dimming as standard. Maximum one internal optical accessory possible.

WE-EF LIGHTING USA LLC
410-D Keystone Drive | Warrendale PA 15086 | U.S.A. | Tel +1 724 742 0030 | Fax +1 724 742 0035 | info.usa@we-ef.com | www.we-ef.com | 01-05-2020 22:30

SITE LIGHTING CUT SHEET - TYPE J

FLB141 LED #4 Symmetric
675-5876
1/8

TYPE - I

we-ef



WE-EF LIGHTING USA LLC
410-D Keystone Drive | Warrendale PA 15086 | U.S.A. | Tel +1 724 742 0030 | Fax +1 724 742 0035 | info.usa@we-ef.com | www.we-ef.com | 24-04-2020 11:53

SITE LIGHTING CUT SHEET - TYPE I

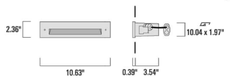
STI134 LED
Recessed Wall Luminaires
1/6

TYPE - H

we-ef



Description
IP66, Class I. IK07. Marine-grade, die-cast aluminium alloy. 5CE superior corrosion protection including PCS hardware. Silicone rubber gasket. Polycarbonate lens. Two cable entries. A pre-installation blockout is available and recommended for mounting in concrete walls. To be ordered separately.



WE-EF LIGHTING USA LLC
410-D Keystone Drive | Warrendale PA 15086 | U.S.A. | Tel +1 724 742 0030 | Fax +1 724 742 0035 | info.usa@we-ef.com | www.we-ef.com | 16-12-2019 17:33

SITE LIGHTING CUT SHEET - TYPE H

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
300 TWIN SYCAMORES LANE
CHARLOTTESVILLE, VA 22903
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Consultants

Timmons Group
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Dunbar, Milby, Williams, Pittman and Vaughan, PLLC
STRUCTURAL ENGINEER
110 Third Street N.E.
Charlottesville, VA 22902
PHONE: 434) 293-5171

Integrated Aquatics Engineering
POOL CONSULTANT
75 Sheweil Avenue
Doylestown, PA 18901
PHONE: (215) 200-8603

Phillips Graddick Engineering
MEP ENGINEERS
500 Sugar Mill Road, Suite 105-A, Atlanta, GA 30350
PHONE: (770) 650-9061

ARCHITECTURAL REVIEW BOARD SUBMISSION

STONEFIELD BLOCK D1
2025 Bond Street
Charlottesville, Virginia

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SITE LIGHTING CUT SHEETS

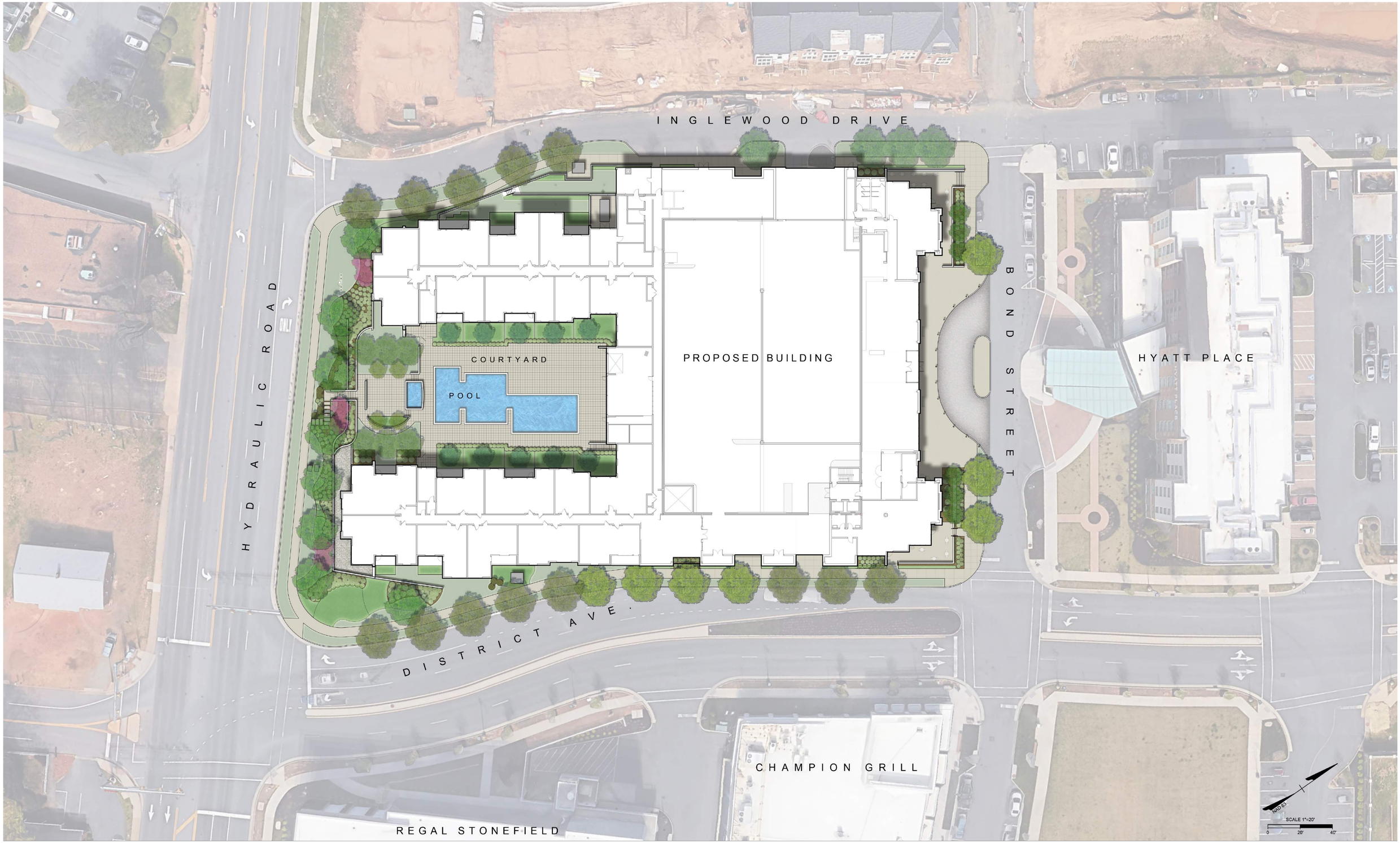
PROJECT 1814
DATE November 26, 2019

REVISIONS

NAME	DATE	DESCRIPTION

L6.1

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Thursday, November 21, 2019

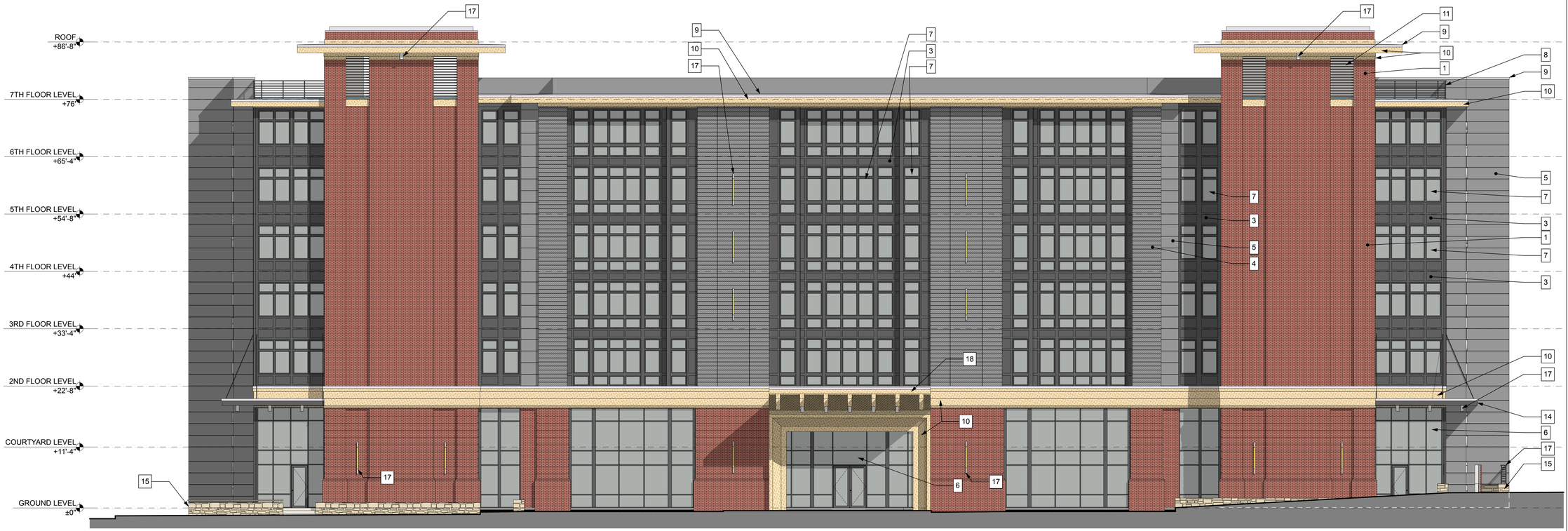


STONEFIELD BLOCK D1

ILLUSTRATIVE SITE PLAN

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

EXTERIOR MATERIALS KEY	#	COMPONENT
	1	Brick, color Red to coordinate with other brick nearby
	2	Fiber Cement Lap Siding, color Sand/Tan
	3	Fiber Cement Panel with Trim, color Bronze or Gray
	4	Fiber Cement Shiplap Siding, color Bronze or Gray
	5	Fiber Cement Reveal Panel System, color Bronze or Gray
	6	Aluminum Curtain Wall System*
	7	Fiberglass Window*
	8	Metal Railing, color Bronze or Black
	9	Roof Coping
	10	Horizontal banding & Trim, color Sand/Tan to coordinate with Brick
	11	Painted Aluminum Screen
	12	Balcony, supported by painted steel tube
	13	Parking garage: Clearance Bar
	14	Metal canopy
	15	Site Walls
	16	Aluminum lettering
	17	Exterior Light Fixture
	18	Entry Canopy - Cantilevered
		*Note: Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.



1 A201 BOND STREET ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
300 TWIN SYCAMORES LN, CHARLOTTESVILLE, VA 22903
Tel : 434-979-7550 Fax : 434-979-5220

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Consultants

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STRUCTURAL ENGINEER
110 Third Street N.E.
Charlottesville, VA 22902
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Integrated Aquatics Engineering
POOL CONSULTANT
75 Shward Avenue
Doylestown, PA 18901
PHONE: (215) 230-8623

Phillips Graddick Engineering
MEP ENGINEERS
500 Sugar Mill Road, Suite 105-A, Atlanta, GA 30350
PHONE: (770) 650-9061

INCOMPLETE
PROGRESS PLOT

NOT FOR CONSTRUCTION
ALL INFORMATION SUBJECT TO CHANGE

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SCHEMATIC DESIGN - CONCEPT 23

STONEFIELD BLOCK D1

2025 Bond Street
Charlottesville, Virginia

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ELEVATIONS

PROJECT 1814
DATE May 4, 2020

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN - CONCEPT 23

A201

1814
Monday, May 4, 2020



2 / A202 DISTRICT AVENUE ELEVATION

SCALE: 1/8" = 1'-0"



1 / A202 DISTRICT AVENUE ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS KEY

#	COMPONENT
1	Brick, color Red to coordinate with other brick nearby
2	Fiber Cement Lap Siding, color Sand/Tan
3	Fiber Cement Panel with Trim, color Bronze or Gray
4	Fiber Cement Shiplap Siding, color Bronze or Gray
5	Fiber Cement Reveal Panel System, color Bronze or Gray
6	Aluminum Curtain Wall System*
7	Fiberglass Window*
8	Metal Railing, color Bronze or Black
9	Roof Coping
10	Horizontal banding & Trim, color Sand/Tan to coordinate with Brick
11	Painted Aluminum Screen
12	Balcony, supported by painted steel tube
13	Parking garage: Clearance Bar
14	Metal canopy
15	Site Walls
16	Aluminum lettering
17	Exterior Light Fixture
18	Entry Canopy - Cantilevered

*Note: Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.

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STONEFIELD BLOCK D1

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ELEVATIONS

PROJECT 1814
DATE May 4, 2020

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN - CONCEPT 23

A202

12/4/19
Monday, May 4, 2020

EXTERIOR MATERIALS KEY	#	COMPONENT
	1	Brick, color Red to coordinate with other brick nearby
	2	Fiber Cement Lap Siding, color Sand/Tan
	3	Fiber Cement Panel with Trim, color Bronze or Gray
	4	Fiber Cement Shiplap Siding, color Bronze or Gray
	5	Fiber Cement Reveal Panel System, color Bronze or Gray
	6	Aluminum Curtain Wall System*
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		*Note: Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.



1 A203 HYDRAULIC ROAD ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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ELEVATIONS

PROJECT 1814
DATE May 4, 2020

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN - CONCEPT 23

A203

LIC NO.
Virginia



1 A204 INGLEWOOD DRIVE ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



2 A204 INGLEWOOD DRIVE ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

EXTERIOR MATERIALS KEY	#	COMPONENT
	1	Brick, color Red to coordinate with other brick nearby
	2	Fiber Cement Lap Siding, color Sand/Tan
	3	Fiber Cement Panel with Trim, color Bronze or Gray
	4	Fiber Cement Shiplap Siding, color Bronze or Gray
	5	Fiber Cement Reveal Panel System, color Bronze or Gray
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	7	Fiberglass Window*
	8	Metal Railing, color Bronze or Black
	9	Roof Coping
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	14	Metal canopy
	15	Site Walls
	16	Aluminum lettering
	17	Exterior Light Fixture
	18	Entry Canopy - Cantilevered
		*Note: Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.

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ELEVATIONS

PROJECT 1814
DATE May 4, 2020

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN - CONCEPT 23

A204

11:2:54 PM
Monday, May 4, 2020



1 A205

ARB2: COURTYARD ELEVATION TOWARD DISTRICT

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

EXTERIOR MATERIALS KEY	#	COMPONENT
	1	Brick, color Red to coordinate with other brick nearby
	2	Fiber Cement Lap Siding, color Sand/Tan
	3	Fiber Cement Panel with Trim, color Bronze or Gray
	4	Fiber Cement Shiplap Siding, color Bronze or Gray
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	16	Aluminum lettering
	17	Exterior Light Fixture
	18	Entry Canopy - Cantilevered
		*Note: Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.



2 A205

ARB2: COURTYARD ELEVATION TOWARD INGLEWOOD

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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COURTYARD ELEVATIONS

PROJECT 1814

DATE May 4, 2020

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN - CONCEPT 23

A205

11:37 am
Monday, May 4, 2020



1 A206

ARB2: COURTYARD ELEVATION TOWARD BOND

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

EXTERIOR MATERIALS KEY	#	COMPONENT
	1	Brick, color Red to coordinate with other brick nearby
	2	Fiber Cement Lap Siding, color Sand/Tan
	3	Fiber Cement Panel with Trim, color Bronze or Gray
	4	Fiber Cement Shiplap Siding, color Bronze or Gray
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COURTYARD ELEVATION

PROJECT 1814

DATE May 4, 2020

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN - CONCEPT 23

A206

1:8.05
Monday, May 4, 2020



2 A301

ARB2: BUILDING SECTION - HYDRAULIC TO BOND

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



1 A301

ARB2: BUILDING SECTION - HYDRAULIC TO BOND

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

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STONEFIELD BLOCK D1

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BUILDING SECTIONS

PROJECT 1814
DATE May 4, 2020

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN - CONCEPT 23

A301

11:2 PM
Monday, May 4, 2020

STONEFIELD BLOCK D1 FINAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

WPO2011-00055, SDP2011-00047
SDP2019-00057
SDP2020-00024

SHEET NO.	DRAWING NO.	TITLE
1 OF 12	C-1	COVER SHEET
2 OF 12	C-2	ABBREVIATIONS AND LEGEND
3 OF 12	C-3	GENERAL NOTES
4 OF 12	C-4	EARTHWORK REQUIREMENTS
5 OF 12	C-5	PROFFERS, VARIATIONS, & SPECIAL EXCEPTIONS
6 OF 12	C-6	EXISTING CONDITIONS
7 OF 12	C-7	DEMOLITION PLAN
8 OF 12	C-8	SITE LAYOUT PLAN
9 OF 12	C-9	SITE GRADING PLAN
10 OF 12	C-10	DETAILS
11 OF 12	C-11	DETAILS
12 OF 12	C-12	STORM SEWER PROFILES & CALCULATIONS

APPENDIX

PARKING GARAGE LAYOUT

LANDSCAPE PLANS & DETAILS

PHOTOMETRIC PLAN & DETAILS

SOURCE OF TITLE:

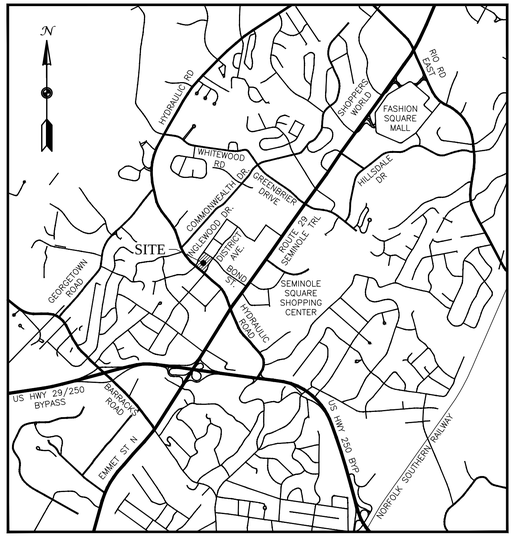
THIS IS A PORTION OF THE SAME PROPERTY IDENTIFIED AS TAX MAP PARCEL 61W-3-19A (PARCEL 1) CONVEYED UNTO OCT STONEFIELD PROPERTY OWNER LLC (PREVIOUS OWNED BY ALBEMARLE PLACE EAAP, LLC) BY THAT CERTAIN DEED DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ALBEMARLE, VIRGINIA IN DEED BOOK 4857, PAGES 503-511.

SITE PLAN NOTES:

1. THE PURPOSE OF THESE PLANS IS TO SHOW THE SITE IMPROVEMENT MODIFICATIONS REQUIRED FOR THE CONSTRUCTION OF A 220 UNIT, RESIDENTIAL APARTMENT BUILDING AND 2,073 SQ.FT. COMMERCIAL SPACE ON BLOCK D-1 OF STONEFIELD.
2. THE RESIDENTIAL APARTMENT BUILDING WILL CONSIST OF APPROXIMATELY 14 STUDIO, 126 1-BEDROOM, 70 2-BEDROOM, AND 10 3-BEDROOM UNITS.
3. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
4. ALL AIR HANDLE EMISSIONS SHALL BE DIRECTED AWAY FROM ANY ADJACENT RESIDENTIAL USES.
5. PARKING GARAGE SHALL BE DESIGNED SO THAT NO LIGHT IS PROJECTING OUTSIDE THE STRUCTURE.
6. 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.
7. REFER TO "STONEFIELD TOWN CENTER FINAL SITE PLAN AMENDMENT" AND "STONEFIELD BUILDING C1-IV FINAL SITE PLAN AMENDMENT" FOR ADDITIONAL INFORMATION INCLUDING BUT NOT LIMITED TO GENERAL NOTES AND DETAILS, STORM DRAINAGE AREA MAPS AND CALCULATIONS, AND LANDSCAPING DETAILS AND CALCULATIONS.
8. STORMWATER MANAGEMENT FOR THE AREA ENCOMPASSED WITH THIS PLAN ARE PROVIDED WITH WPO 2010-00023, WPO 2013-69, WPO 2011-00047, WPO 2011-00055, AND WPO 2011-00036. THIS PLAN IS IN CONFORMANCE WITH THOSE REQUIREMENTS FOR QUANTITY AND QUALITY CONTROLS AS WELL AS MS-19.
9. PARKING COUNTS HAVE BEEN UPDATED TO REFLECT THESE IMPROVEMENTS.
10. PUBLIC WATER & SEWER IS PROVIDED TO THIS SITE THROUGH THE ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA).
11. A PARKING REDUCTION REQUEST HAS BEEN SUBMITTED TO ALBEMARLE COUNTY FOR THE IMPROVEMENTS ASSOCIATED WITH THIS SITE. THE PARKING CALCULATIONS PROVIDED ARE BASED ON THIS REQUEST.
12. PARKING CALCULATIONS REFLECT THE STONEFIELD TOWN CENTER BLOCKS A-D AS CURRENTLY DEVELOPED AND DO NOT INCLUDE BUILDINGS SHOWN ON THE APPROVED STONEFIELD TOWN CENTER FINAL SITE PLAN AMENDMENT THAT WERE NOT CONSTRUCTED.
13. THE SIDEWALK MAINTENANCE AND INGRESS/EGRESS EASEMENTS FOR DISTRICT AVE. WILL BE REVISED BY PLAT UNDER SEPARATE COVER.

ALBEMARLE COUNTY DEPARTMENT APPROVAL:

APPROVALS	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT	
PLANNING/ZONING	
ENGINEER	
INSPECTIONS	
ARB	
DEPARTMENT OF FIRE & RESCUE	
ALBERMARLE COUNTY SERVICE AUTHORITY	
VIRGINIA DEPARTMENT OF TRANSPORTATION	
HEALTH DEPARTMENT	



VICINITY MAP
SCALE: 1"=2000'

BLOCKS A-D PARKING REQUIREMENTS:

EXISTING SHOPPING CENTER:	1,063 SPACES ((236,248 GLA/1,000=236.25), 236.25*4.5=1,063)
EXISTING HOTEL	
-GUEST ROOMS:	137 SPACES (1 SPACES/HOTEL ROOM)
-CONFERENCE ROOMS:	24 SPACES (1,790 SF/75 = 24)
-CAFE:	11 SPACES ((782 SF/1,000)x13 = 11)
BLOCK D1 APARTMENTS:	330 SPACES (220 UNITS*1.5 SPACES/UNIT)
BLOCK D1 RETAIL:	11 SPACES ((2,073 GLA/1,000=2,073), 2,073*4.5=10)
BLOCKS A-D TOTAL PARKING REQUIRED:	1,575 SPACES
BLOCKS A-D PARKING PROVIDED:	
EXISTING SPACES:	1,518 SPACES (INCLUDES 38 HANDICAPPED SPACES)
PARKING REMOVED W/SITE PLAN:	-279 SPACES (INCLUDES 2 HANDICAPPED SPACES)
STRUCTURED PARKING PROVIDED:	347 SPACES (INCLUDES 7 HANDICAPPED SPACES)
BLOCKS A-D TOTAL PARKING PROVIDED:	1,586 SPACES (INCLUDES 43 HANDICAPPED SPACES)

SITE DATA

OWNER/DEVELOPER:	OCT STONEFIELD PROPERTY OWNER LLC C/O O'CONNOR CAPITAL PARTNERS LLC 535 MADISON AVENUE, 6TH FLOOR NEW YORK, NY 10022 ATTN: OJAS DESAI EMAIL: ODESAI@OCONNORCP.COM
ENGINEER:	WW ASSOCIATES, INC 968 OLYMPIA DRIVE, SUITE 1 CHARLOTTESVILLE, VA 22911 (434) 984-2700 ATTN: JOHN D. BEIRNE, JR., P.E. EMAIL: JBEIRNE@WWASSOCIATES.NET

SOURCE OF TITLE:
THE PROPERTY AS SHOWN ON THIS PLAN IS THE PROPERTY CONVEYED UNTO OCT STONEFIELD PROPERTY OWNER, LLC BY THAT CERTAIN DEED DULY ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ALBEMARLE, VIRGINIA IN DB 4857, PGS 503-511 AND IS INDICATED AS TAX MAP PARCEL TMP 61W-3-19A.

SOURCE OF BOUNDARY SURVEY:	WW ASSOCIATES, INC DATED: MAY 29, 2013
SOURCE OF TOPOGRAPHY:	WW ASSOCIATES, INC BY FIELD SURVEY PERFORMED ON: SEPTEMBER 20, 2019
COUNTY, STATE:	ALBEMARLE COUNTY, VA
MAGISTERIAL DISTRICT:	JACK JOUETT
WATER PROTECTION AREA:	N/A (NON-WATER SUPPLY WATERSHED)
TAX MAP/PARCEL:	TM 61W, PARCEL 3-19A
ZONING:	NMD (NEIGHBORHOOD MODEL DISTRICT)
OVERLAY DISTRICT: AREA	ENTRANCE CORRIDOR & AIRPORT IMPACT
EXISTING USE:	PARKING LOT
PROPOSED USE:	RESIDENTIAL (APARTMENTS) COMMERICAL
TRASH:	ON-SITE DUMPSTER
YARD REQUIREMENTS:	THERE ARE NO MINIMUM OR MAXIMUM LOT WIDTHS OR DEPTH REQUIREMENTS.
PROPOSED BUILDING HEIGHT:	88' MAX. (VARIES; 6-7 STORIES)
BUILDING GROSS AREA:	65,080 SF
TRAFFIC GENERATION: (PER ITE TRIP GENERATION MANUAL, 8TH EDITION)	APARTMENTS (USE 220) 6.65 TRIPS/UNIT/DAY 220 UNITS x 6.65 = 1,463 VPD SPECIALTY RETAIL CENTER (USE 814) 44.32 TRIPS PER 1,000 SQ.FT. OF GLA ((2,073/1,000)x44.32 = 92 VPD
TOTAL VPD:	1,463 + 92 = 1,555 VPD

BLOCK D1 LAND USE SCHEDULE

TOTAL SITE (NEW PARCEL)	2.47 AC. (100%)
BUILDING	1.49 AC. (60%)
OPEN SPACE	0.46 AC. (19%)
OTHER IMPERVIOUS	0.52 AC. (21%)

NO.	SHEET REVISION	BY	DATE
1	ADDRESSED COUNTY COMMENTS	JDB	05/21/20

COMMONWEALTH OF VIRGINIA
JOHN DAVID BEIRNE JR
Lic. No. 042267
PROFESSIONAL ENGINEER
05-21-20

WW ASSOCIATES
ENGINEERS SURVEYORS PLANNERS
PO Box 4119, Lynchburg, VA 24502, Phone: 434.316.6080
968 Olympia Dr., Suite 1, Charlottesville, VA 22911, Phone: 434.984.2700
www.wwassociates.net

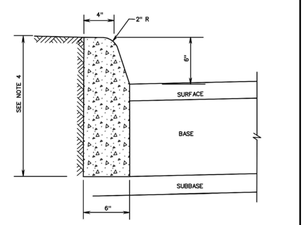
DESIGNED BY: JDB	PROJECT: STONEFIELD BLOCK D-1 FINAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA				SET REV. NO. 1
DRAWN BY: KTM	TITLE: COVER SHEET				DRAWING NUMBER: C-1
DIHR BY: HFW	WWA NUMBER: 219040.03	FILE NAME: 904003C_CS-1.dwg	DISCIPLINE: CIVIL	SCALE: H: AS SHOWN V: N/A	DATE: 02/28/20	SHEET NUMBER: 1 of 12

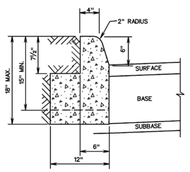
C:\Users\jbeirne\Documents\Stonefield D1\M - CAD\219040 Block D-1 Stonefield Site Plan\219040.03 Final Site Plan\904003C_CS-1.dwg

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" (13" DEPTH) OR INCREASED AS MUCH AS 3" (21" DEPTH) IN ORDER THAT THE BOTTOM OF CURB WILL COINCIDE WITH THE TOP OF A COURSE OF THE PAVEMENT SUBSTRUCTURE. OTHERWISE, THE DEPTH SHALL BE 16" AS SHOWN. ADJUSTMENT OF THE CURB DEPTH IS TO BE MADE FOR A DECREASE OR AN INCREASE IN DEPTH.
5. CG-12 IS TO BE USED ON ROADWAYS MEETING THE REQUIREMENTS FOR CG-6 AS SHOWN IN APPENDIX A OF THE 2007 ROAD DESIGN MANUAL, IN THE SECTION ON GS URBAN STANDARDS.





ACCEPTABLE ALTERNATIVE IF CURB IS EXTRUDED

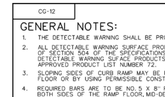
SPECIFICATION REFERENCE	STANDARD 6" CURB	VDOT ROAD AND BRIDGE STANDARDS	
105 502	VIRGINIA DEPARTMENT OF TRANSPORTATION	REVISION DATE	SHEET 1 OF 1 201.01

CG-12

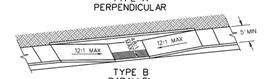
GENERAL NOTES:

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 SLOPE AT 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.

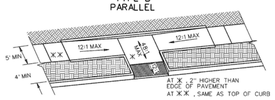
NOTE: COMPONENTS OF CURB RAMPS CONSIST OF THE FOLLOWING: HYDRAULIC CEMENT SIDEWALK (DEPTH IN INCHES, AREA IN SQUARE YARDS) CURB WHEN REQUIRED (CG-2 OR CG-3 IN LINEAR FEET). DETECTABLE WARNING SURFACE (AREA IN SQUARE YARDS) EACH OF THESE ITEMS IS A SEPARATE PAY ITEM AND SHOULD BE SUMMARIZED FOR EACH CURB CUT RAMP.



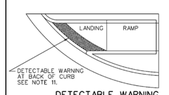
TYPE A PERPENDICULAR



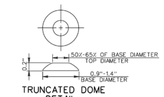
TYPE B PARALLEL



TYPE C PARALLEL & PERPENDICULAR



DETECTABLE WARNING INSTALLED ON A RADIUS



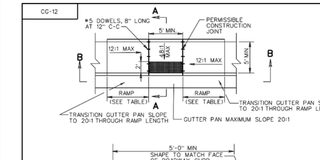
TRUNCATED DOME DETAIL

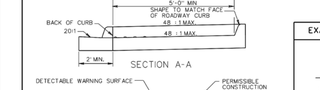


DETECTABLE WARNING

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	REVISION DATE 04/19	CG-12 DETECTABLE WARNING SURFACE (GENERAL NOTES)	105 502 504
204.01		VIRGINIA DEPARTMENT OF TRANSPORTATION	

CG-12





SECTION A-A

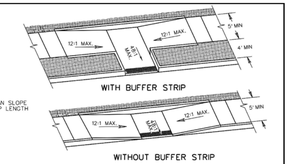


SECTION B-B

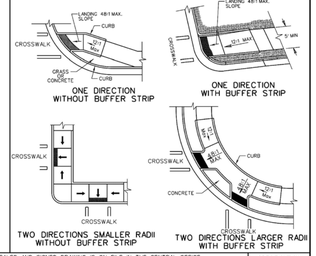
NOTES:
1. FOR GENERAL NOTES ON THE DETECTABLE WARNING SURFACE, SEE SHEET 1 OF 5.
2. THE REQUIRED LENGTH OF A PARALLEL RAMP IS LIMITED TO 15 FEET, REGARDLESS OF THE SLOPE.
3. GUTTER PAN SHALL BE A MAXIMUM SLOPE OF 20:1 AT THE RAMP OPENING.
4. DIAGONAL PLACEMENT IS NOT PERMITTED.

TYPE B PARALLEL APPLICATION

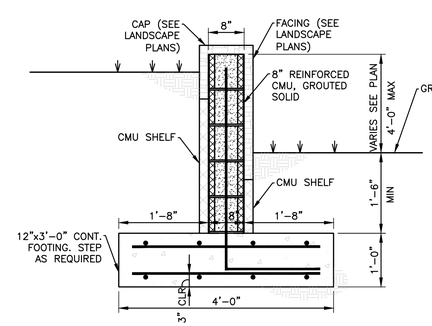
ROADWAY GRADE IN PERCENT	MINIMUM RAMP LENGTH IN FEET	
	4" CURB	6" CURB
0	4	6
1	5	7
2	5	8
3	6	9
4	8	12
5	10	15
6	14	15



EXAMPLE INSTALLATION METHODS - SEE PLANS FOR LAYOUT



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	REVISION DATE 04/19	CG-12 DETECTABLE WARNING SURFACE TYPE B (PARALLEL) APPLICATION	105 502 504
204.03		VIRGINIA DEPARTMENT OF TRANSPORTATION	



TYPICAL RETAINING WALL SECTION

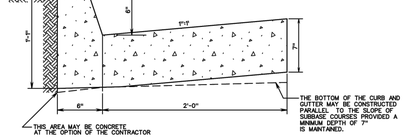
NOT TO SCALE

NOTES:
1. FINISH MATERIAL INFORMATION TO BE PROVIDED BY OTHERS.
2. SEE GRADING PLAN FOR ELEVATIONS AND EXTENT OF WALLS.

CG-6

NOTES:

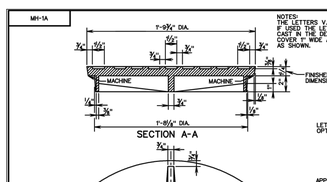
1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS AS IF CAST IN PLACE, 4000 PSI IF PRECAST.
3. COMBINATION CURB & GUTTER HAVING A RADIUS OF 300 FEET OR LESS (ALONG FACE OF CURB) SHALL BE PAID FOR AS RADIAL COMBINATION CURB & GUTTER.
4. FOR USE WITH STABILIZED OPEN-GRADED DRAINAGE 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.



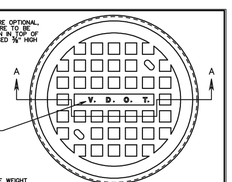
SPECIFICATION REFERENCE	COMBINATION 6" CURB AND GUTTER	VDOT ROAD AND BRIDGE STANDARDS	
105 502	VIRGINIA DEPARTMENT OF TRANSPORTATION	REVISION DATE	SHEET 1 OF 1 201.03

MH-1A

NOTES:
THE LETTERS V.D.O.T. ARE OPTIONAL. IF USED THE LETTERS ARE TO BE CAST IN THE DEPRESSION IN TOP OF COVER ½" WIDE AND RAISED ⅜" HIGH AS SHOWN.

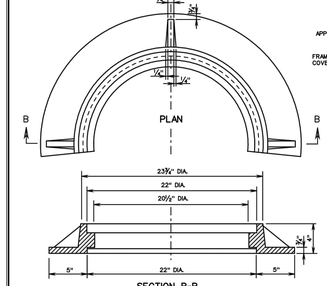


SECTION A-A



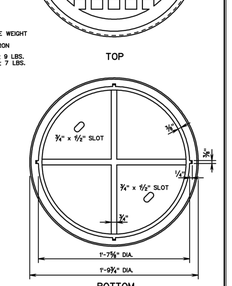
TOP

APPROXIMATE WEIGHT
CAST IRON
FRAME 174 ± 9 LBS.
COVER 137 ± 7 LBS.



PLAN

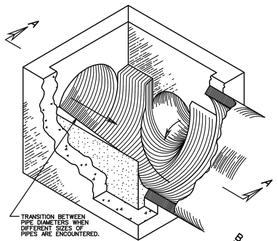
SECTION B-B

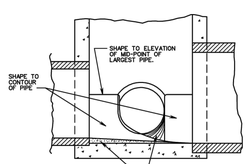


BOTTOM

VDOT ROAD AND BRIDGE STANDARDS		STANDARD MANHOLE FRAME AND COVER	SPECIFICATION REFERENCE
SHEET 1 OF 1	REVISION DATE	VIRGINIA DEPARTMENT OF TRANSPORTATION	224 302
106.06			

IS-1





SECTION A-A

METHOD OF TREATMENT IN DROP INLETS

NOTES:
SHAPING OF MANHOLE AND INLET INVERTS IN ACCORDANCE WITH THIS DRAWING IS TO APPLY TO THOSE STRUCTURES SPECIFIED ON PLANS OR WHERE INVERT OF PIPE IS ABOVE INVERT OF STRUCTURE.

MANHOLE OR DROP INLET IS TO BE FORMED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STANDARD OR SPECIAL DRAWING. THE INVERT SHAPING AS DETAILED HEREON IS TO CONSIST OF A PORTLAND CEMENT CONCRETE MIX CONFORMING TO CLASS A3 OR CLASS C1 EXCEPT THAT NO. 57 COARSE AGGREGATE MAY BE USED. NO. 3 STONE, CRUSHED CONCRETE, CRUSHED BRICK, BROKEN CONCRETE OR BROKEN CONCRETE BLOCK, THE SURFACE SHALL BE LEFT SMOOTH BY MEANS OF HAND TROWELLING. NONE OF THE COARSE AGGREGATE SHALL REMAIN EXPOSED.

DETAILS OF INVERT SHAPING AS SHOWN HEREON ARE FOR EXAMPLE PURPOSES ONLY. EACH MANHOLE OR DROP INLET IS TO BE SHAPED INDIVIDUALLY TO BEST FIT THE PARTICULAR INLET AND OUTLET CONFIGURATION AND FLOW LINES.

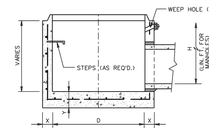
PLAN

SECTION B-B

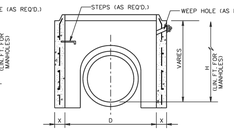
METHOD OF TREATMENT IN MANHOLES

VDOT ROAD AND BRIDGE STANDARDS		STANDARD METHOD OF SHAPING MANHOLE & INLET INVERTS	SPECIFICATION REFERENCE
SHEET 1 OF 1	REVISION DATE	VIRGINIA DEPARTMENT OF TRANSPORTATION	302
106.08			

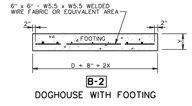
B-1, B-2



B-1
MONOLITHIC



6" x 6" - W5.5 x W5.5 WELDED WIRE FABRIC OR EQUIVALENT AREA



B-2
DOGHOUSE WITH FOOTING

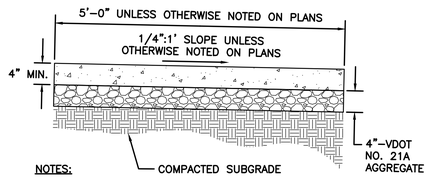


NOTES:
1. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION ON WEEP HOLES, STEP REQUIREMENTS, "H" (LIN. FT. FOR MANHOLES) DIMENSIONS, ETC.
2. ALL BASE UNITS ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF AASHTO M199.
3. CONCRETE SHALL BE 4000 PSI.
4. WHERE OPENINGS ARE REQUIRED FOR PIPE, THEY SHALL BE FORMED, DRILLED, OR NEATLY CUT AS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL FURNISH THE FABRICATOR WITH THE ANGLES BETWEEN CENTER LINES, THE INVERT ELEVATIONS, AND THE SIZE OF ALL PIPES TO ENTER THE MANHOLE. HOLES ARE TO BE A MINIMUM OF 4" TO A MAXIMUM OF 8" LARGER THAN THE OUTSIDE DIAMETER OF THE PROPOSED PIPE.
5. DIMENSIONS SHOWN ARE MINIMUM. ACTUAL DIMENSIONS MAY VARY WITH MANUFACTURER.
6. "D" IS NOMINAL DIAMETER.
7. 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 PREVENT STANDING OR PONDING OF WATER IN THE STRUCTURE.
8. TONGUE AND GROOVE JOINT ARE TO BE OF FABRICATOR'S DESIGN MEETING VDOT APPROVAL. JOINTS ARE TO BE SEALED WITH MORTAR, O-RING GASKETS, OR BUTYL RUBBER.

DIMENSIONS				
D	X MINIMUM	Y MINIMUM	SUGGESTED MAX. PIPE SIZE	ABSOLUTE MAXIMUM ☆
* 36"	4"	6"	18"	21"
48"	5"	6"	24"	27"
60"	5"	8"	36"	42"
72"	6"	8"	48"	54"
84"	7"	8"	60"	66"
96"	8"	8"	66"	72"
108"	9"	8"	78"	84"
120"	10"	8"	90"	96"
126"	10½"	8"	96"	102"
144"	12"	8"	108"	120"

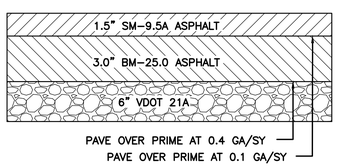
* DEPTH "H" OF 36" DIAMETER BASE UNIT RESTRICTED TO 4'-0" MAXIMUM.
☆ ONE THROUGH PIPE ONLY, (ONE PIPE ENTERING AND ONE PIPE EXITING STRUCTURE)

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 1	REVISION DATE 08/17	STANDARD PRECAST BASE UNITS	105 302
103.11		VIRGINIA DEPARTMENT OF TRANSPORTATION	

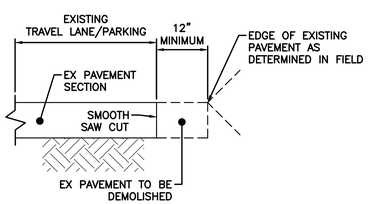


NOTES:
1. SIDEWALK TO BE POURED VDOT CLASS A3 CONCRETE.
2. DISTANCE BETWEEN SCORE LINE NOT TO EXCEED 5' IN LONGITUDINAL DIRECTION.
3. SIDEWALKS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE STRUCTURE.

SIDEWALK-DETAIL
NOT TO SCALE



PARKING AREAS PAVEMENT SECTION DETAIL
NOT TO SCALE



PAVEMENT DEMOLITION DETAIL
FOR UNCONFINED PAVEMENT EDGES
NOT TO SCALE

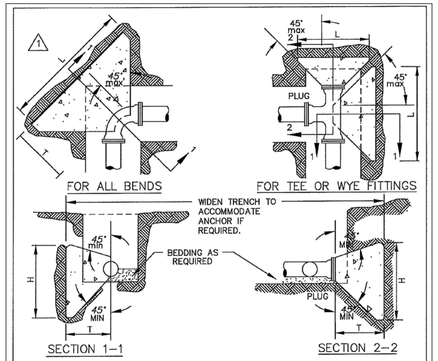
NO.	SHEET REVISION	BY	DATE
1	ADDRESSED COUNTY COMMENTS	JDB	05/21/20

COMMONWEALTH OF VIRGINIA
JOHN DAVID BEIRNE JR
Lic. No. 042267
05-21-20
PROFESSIONAL ENGINEER

WW ASSOCIATES
ENGINEERS SURVEYORS PLANNERS
PO Box 4119, Lynchburg, VA 24502, Phone: 434.316.6080
908 Olympia Dr., Suite 1, Charlottesville, VA 22911, Phone: 434.984.2700
www.wwassociates.net

DESIGNED BY: JDB	PROJECT: STONEFIELD BLOCK D-1 FINAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA			SET REV. NO. 1
DRAWN BY: JDB	TITLE: DETAILS			DRAWING NUMBER: C-10
DIHR BY: HFW				SHEET NUMBER: 10 of 12
WWA NUMBER: 219040.03	FILE NAME: 904003C_DET-1.dwg	DISCIPLINE: CIVIL	SCALE: H: AS SHOWN V: N/A	DATE: 02/28/20

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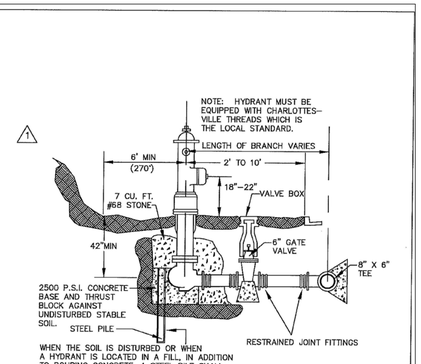
PIPE SIZE	DEGREE OF BEND	BEND DIMENSIONS (FEET) L	H	T	VOL. CU.YD.	TEE AND PLUGS (FEET) L	H	T	VOL. CU.YD.
4" & 6"	90	2.50	2.50	3.01	0.24	2.00	2.25	2.50	0.15
	45	2.00	2.25	2.60	0.15				
	22 1/2	1.50	2.00	2.52	0.10				
	11 1/4	1.50	2.00	2.50	0.10				
8"	90	3.66	3.16	3.21	0.48	3.16	2.91	2.66	0.32
	45	2.66	2.66	2.77	0.26				
	22 1/2	1.66	2.16	2.69	0.13				
	11 1/4	1.66	2.16	2.67	0.13				
10" & 12"	90	4.83	3.83	3.42	0.83	3.83	4.00	2.83	0.52
	45	3.33	3.58	2.95	0.43				
	22 1/2	2.33	2.58	2.86	0.24				
	11 1/4	1.83	2.33	2.84	0.18				

1. THRUST BLOCKS ARE REQUIRED WHENEVER THE PIPELINE : CHANGES DIRECTION, CHANGES SIZE, DEAD ENDS AND AT VALVES.
2. USE 2500 P.S.I. CONCRETE.
3. NO CONCRETE SHALL BE POURED ON ANY PART OF THE JOINT.
4. THE CONSULTING ENGINEER SHALL BE RESPONSIBLE TO THE VERIFY THE TYPE & SIZE OF ALL THRUST BLOCKS.

CONCRETE THRUST BLOCKS

NTS
FIG. W–3

TD–3



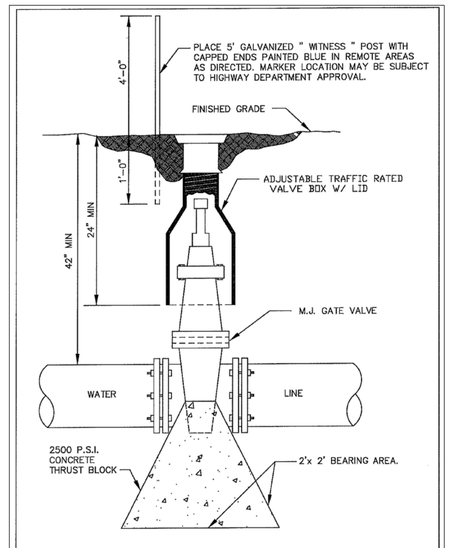
NOTE :

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 DITCHES)
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

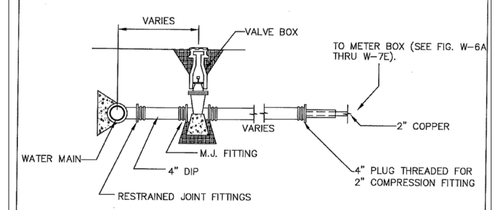


NOTE : IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.

TYPICAL GATE VALVE

NTS
FIG. W–5

TD–9



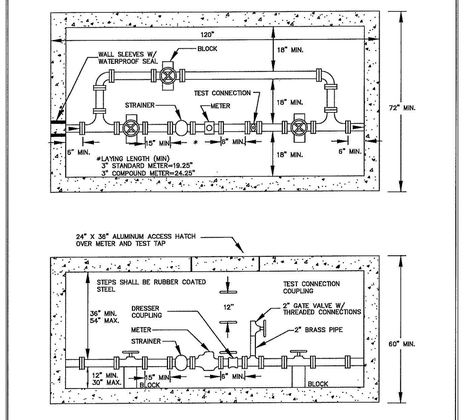
NOTES:

- GATE VALVE WILL BE 4" UNLESS OTHERWISE SPECIFIED BY THE ACSA.
- SERVICE LINE TO CONNECT AT MAIN WITH X"x4" TEE.
- REFER TO FIG. W-3 FOR THRUST BLOCK DETAILS ON TEE.
- REFER TO FIG. W-5 FOR THRUST BLOCK DETAILS AND DEPTH OF COVER ON GATE VALVE.
- NO CONCRETE SHOULD BE POURED ON ANY PART OF THE RESTRAINED JOINT. USE PLASTIC SHEETING AS PROTECTION FOR BOLTS.
- USE 2500 P.S.I. CONCRETE.

LARGE METER SERVICE LINE

NTS
FIG. W–6C

TD–12



NOTES:

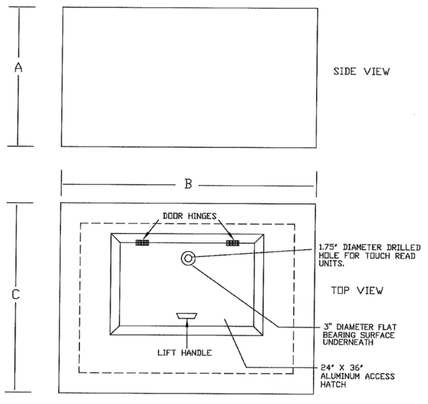
1. MINIMUM WALL THICKNESS FOR PRECAST OR POUR–IN–PLACE VAULTS SHALL BE 4" MINIMUM WALL THICKNESS FOR VAULT CONSTRUCTED OF MASONARY BLOCK SHALL BE 8".
2. THE OUTSIDE OF THE VAULT BELOW GRADE SHALL BE COATED WITH AN APPROVED WATERPROOFING COMPOUND
3. PROVIDE A FLOOR DRAIN WITH A 2" DRAIN PIPE RUN TO DAYLIGHT OR INSTALL A SUMP PUMP. IN EITHER CASE THE FLOOR OF THE VAULT SHALL SLOPE TO THE DRAIN OR SUMP.

TYPICAL METER VAULT (3" METER)

NTS
FIG. W–7D

TD–17

METER SIZE	DIMENSION A	DIMENSION B	DIMENSION C
1 1/2"	3'1"	5'0"	3'8"
2"	3'1"	5'0"	3'8"
3"	5' MIN.	10' MIN.	6' MIN.
4"	5' MIN.	12' MIN.	6' MIN.
GREATER THAN 4"	PROPOSALS WILL BE SUBMITTED.		



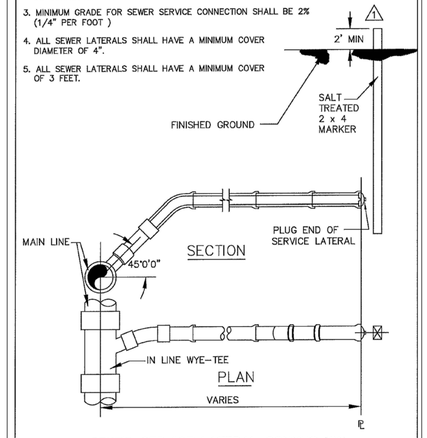
TYPICAL METER VAULT

N.T.S.
FIG. W–7A

TD–14

SEWER SERVICE LATERAL CONNECTION NOTES:

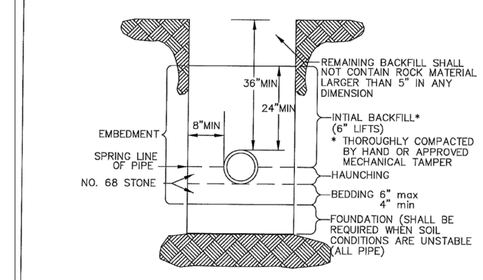
1. WHERE A SEWER SERVICE LATERAL CONNECTS TO A MANHOLE AND NO INVERT ELEVATION FOR THE SERVICE LATERAL IS INDICATED , THE TOP (CROWN) ELEVATION OF THE SERVICE LATERAL PIPE SHALL BE AT LEAST 0.2' HIGHER THAN THE TOP (CROWN) ELEVATION OF THE THE LOWEST PIPE CONNECTED TO THE MANHOLE.
2. SEWER LATERALS TAPPED 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

NO.	SHEET REVISION	BY	DATE

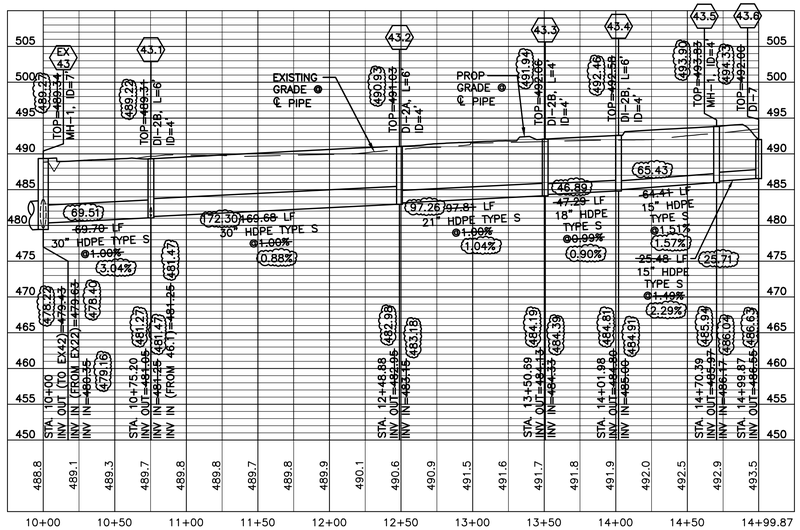
NO.	SHEET REVISION	BY	DATE

COMMONWEALTH OF VIRGINIA
JOHN DAVID BEHNE JR
Lic. No. 042267
05-21-20
PROFESSIONAL ENGINEER

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www.wwassociates.net

DESIGNED BY: JDB	PROJECT: STONEFIELD BLOCK D–1 FINAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA			SET REV. NO. 1
DRAWN BY: JDB	TITLE: DETAILS			DRAWING NUMBER: C–11
DIHR BY: HFW				SHEET NUMBER: 11 of 12
WWA NUMBER: 219040.03	FILE NAME: 904003C_DET–2.dwg	DISCIPLINE: CIVIL	SCALE: H: AS SHOWN V: N/A	DATE: 02/28/20

C:\Users\jbehne\Documents\Stonefield D1\M - CAD\219040 Block D-1 Stonefield Site Plan\219040.03 Final Site Plan\904003C_DET-2.dwg

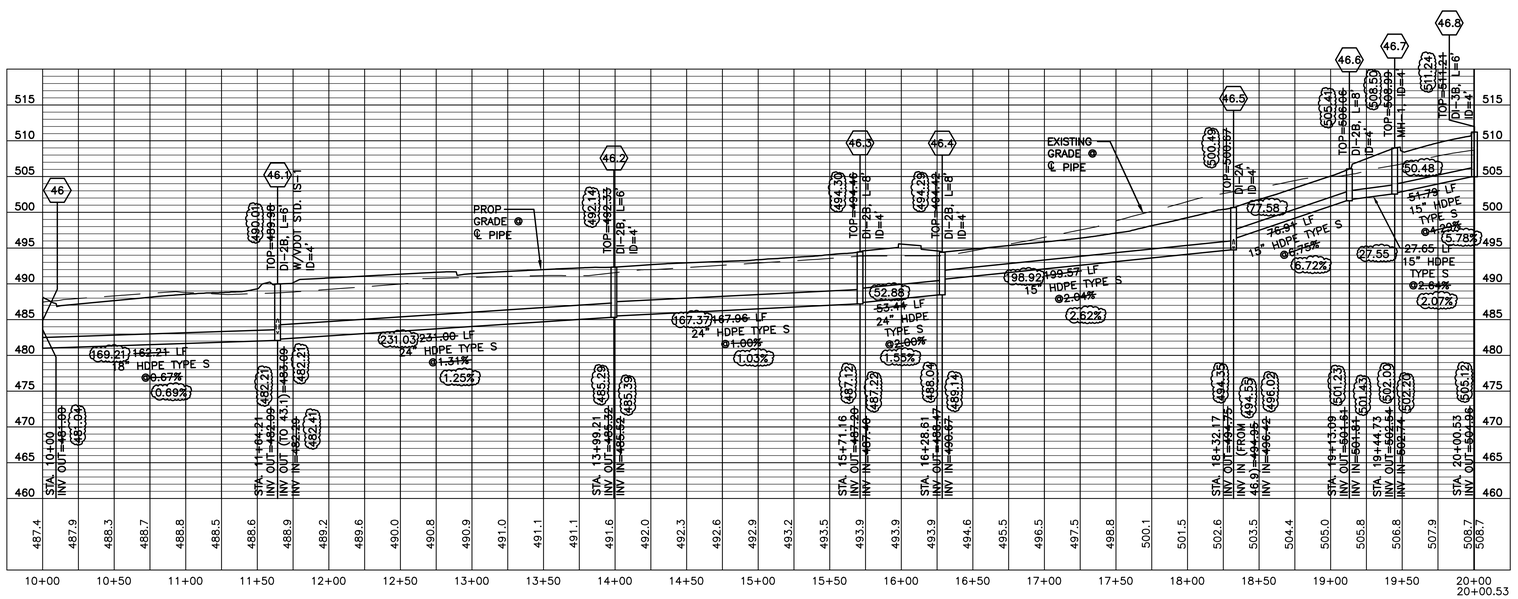


STORM PROFILE
STRUCTURES EX43 THROUGH 43.6

STORM SEWER DESIGN COMPUTATIONS

WWA PROJECT NUMBER: 208026.02
COUNTY: ALBEMARLE DISTRICT
DESCRIPTION: PUBLIC ROADS
SHEET 1 OF 1

FROM POINT	TO POINT	AREA DRAIN "A"	RUN-OFF COEF	CA		INLET TIME (Tc)	RAIN FALL (I10)	RUNOFF Q	INVERT ELEVATIONS		LENGTH	SLOPE	DIA	MANNING's	CAPA-CITY (FULL)	VEL (FULL)	FLOW TIME	REMARKS	TOP INLET ELEVATIONS	INLET DEPTH (H)	INLET No.
		ACRES	C	INCRE-MENT	ACCUM-ULATED	MIN.	IN/HR	CFS	UPPER END	LOWER END	FT	FT/FT	IN	n	CFS	FPS	SEC		FT	FT	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
46.8	46.7	0.04	0.90	0.04	0.04	5.0	6.7	0.2	505.12	502.20	50.48	0.0578	15	0.010	20.3	16.5	3.1		511.24	6.12	46.8
46.7	46.6	0.00	0.90	0.00	0.04	5.1	6.6	0.2	502.00	501.43	27.6	0.0207	15	0.010	12.1	9.9	2.8		508.50	6.50	46.7
46.6	46.5	0.09	0.85	0.08	0.11	5.1	6.6	0.7	501.23	496.02	77.6	0.0672	15	0.010	21.8	17.8	4.4		505.41	4.18	46.6
46.9	46.5	0.19	0.80	0.15	0.15	5.0	6.7	1.0	495.56	494.55	60.1	0.0168	15	0.010	10.9	8.9	6.8		501.91	6.35	46.9
46.5	46.4	0.11	0.85	0.09	0.36	5.2	6.6	2.4	494.35	489.14	198.9	0.0262	15	0.010	13.6	11.1	17.9		500.49	6.14	46.5
46.4	46.3	2.52	0.80	2.02	2.37	5.5	6.5	15.5	488.04	487.22	52.9	0.0155	24	0.010	36.7	11.7	4.5	Includes flows from Block D1	494.29	6.25	46.4
46.3	46.2	0.16	0.80	0.13	2.50	5.5	6.5	16.2	487.12	485.39	167.4	0.0103	24	0.010	30.0	9.5	17.5		494.30	7.18	46.3
46.2	46.1	0.12	0.80	0.10	2.60	5.8	6.4	16.6	485.29	482.41	231.0	0.0125	24	0.010	32.9	10.5	22.0		492.14	6.85	46.2
46.1	43.1	0.15	0.85	0.13	2.73	6.2	6.3	17.1	482.21	481.47	84.9	0.0087	24	0.010	27.5	8.8	9.7		490.01	7.80	46.1
43.6	43.5	0.56	0.81	0.45	0.45	7.0	6.1	2.8	486.63	486.04	25.7	0.0229	15	0.010	12.8	10.4	2.5	Includes flows Bond St.	494.33	7.70	43.6
43.5	43.4	0.00	0.90	0.00	0.45	7.0	6.1	2.7	485.94	484.91	65.4	0.0157	15	0.010	10.6	8.6	7.6		493.90	7.96	43.5
43.4	43.3	0.55	0.80	0.44	0.89	7.2	6.0	5.4	484.81	484.39	46.9	0.0090	18	0.010	13.0	7.3	6.4		492.46	7.65	43.4
43.3	43.2	0.29	0.88	0.26	1.15	7.3	6.0	6.9	484.19	483.18	97.3	0.0104	21	0.010	21.0	8.8	11.1		491.94	7.75	43.3
43.2	43.1	0.18	0.85	0.15	1.30	7.5	5.9	7.7	482.98	481.47	172.3	0.0088	30	0.010	50.1	10.2	16.9		490.93	7.95	43.2
43.1	43	0.20	0.80	0.16	4.19	7.7	5.9	24.6	481.27	479.16	69.5	0.0304	30	0.010	93.2	19.0	3.7		489.22	7.95	43.1
23	22	--	--	--	9.21	11.74	5.0	46.5	483.83	480.20	240.15	0.0151	42	0.010	161.2	16.8	14.3	Future Development Flow	499.08	15.25	23
22.1	22	1.85	0.85	1.57	1.57	7.0	6.1	9.5	482.83	482.11	28.1	0.0256	18	0.010	21.9	12.4	2.3		489.93	7.10	22.1
22	43	2.28	0.85	1.94	12.72	11.98	5.0	63.6	480.06	478.40	26.31	0.0631	48	0.010	470.3	37.4	0.7	From Block E1	489.81	9.75	22
43	42	0.00	0.85	0.00	16.91	12.0	5.0	84.6	478.22	477.58	92.46	0.0069	48	0.010	155.8	12.4	7.5		489.27	11.05	43
42.1	42	--	--	--	--	--	--	7.2	478.26	477.37	61.50	0.0145	15	0.010	10.1	8.3	7.5		481.74	3.48	42.1
42	41	0.24	0.74	0.18	17.09	12.1	5.0	85.1	477.36	474.27	151.07	0.0205	48	0.010	267.8	21.3	7.1		488.28	10.92	42
41	40	7.65	0.85	6.50	23.59	12.2	5.0	117.0	474.07	473.52	96.48	0.0057	48	0.010	141.4	11.2	8.6		486.84	12.77	41
40.1	40	0.14	0.80	0.11	0.11	5.0	6.7	0.7	476.75	476.24	26.7	0.0191	15	0.010	11.6	9.5	2.8		483.10	6.35	40.1
40	39	0.12	0.85	0.10	23.80	12.4	4.9	117.5	473.32	469.99	240.26	0.0139	48	0.010	220.4	17.5	13.7		483.14	9.82	40
38.2	38.3	0.13	0.85	0.11	0.11	5.0	6.7	0.7	472.36	472.01	29.2	0.0120	15	0.010	9.2	7.5	3.9	--	479.24	6.88	38.2
38.3	39	7.12	0.4	2.85	2.96	25.0	3.5	10.5	471.80	471.54	22.7	0.0115	18	0.010	14.7	8.3	2.7	accounted for at ST41	479.23	7.43	38.3
39	39.1	0.21	0.61	0.13	26.89	12.6	4.9	131.7	469.79	469.19	32.79	0.0183	48	0.010	253.3	20.2	1.6		479.59	9.80	39
39.1	38	0.16	0.85	0.14	27.02	12.6	4.9	132.3	469.01	465.51	262.48	0.0133	48	0.010	216.2	17.2	15.3		479.42	10.41	39.1
38	37	0.00	0.85	0.00	27.02	12.9	4.9	131.2	465.31	463.55	115.53	0.0152	48	0.010	231.1	18.4	6.3		475.76	10.45	38
37	44	0.00	0.85	0.00	27.02	12.9	4.9	131.2	463.37	460.97	164.40	0.0146	48	0.010	226.2	18.0	9.1		473.32	9.95	37
44	45	0.00	0.85	0.00	27.02	13.0	4.8	130.7	460.78	458.91	175.82	0.0106	48	0.010	193.1	15.4	11.4	To Interim North SWM	470.71	9.93	44



STORM PROFILE
STRUCTURES 46 THROUGH 46.8

NO.	SHEET REVISION	BY	DATE

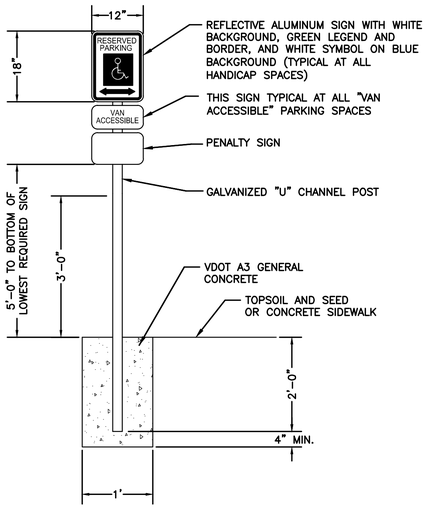
NO.	SHEET REVISION	BY	DATE

COMMONWEALTH OF VIRGINIA
JOHN DAVID BEHNE JR
Lic. No. 042267
05-21-20
PROFESSIONAL ENGINEER

WW ASSOCIATES
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PO Box 4119 Lynchburg, VA 24502 Phone: 434.316.6080
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www.wwassociates.net

DESIGNED BY: JDB	PROJECT: STONEFIELD BLOCK D–1 FINAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA			SET REV. NO. 1
DRAWN BY: JDB	TITLE: STORM SEWER PROFILES & CALCULATIONS			DRAWING NUMBER: C–12
DIHR BY: HFW				SHEET NUMBER: 12 of 12
WWA NUMBER: 219040.03	FILE NAME: 904003C_SWM–1.dwg	DISCIPLINE: CIVIL	SCALE: H: AS SHOWN V: N/A	DATE: 02/28/20

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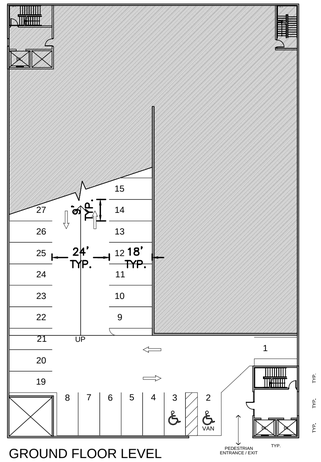


HANDICAP PARKING SIGN DETAIL

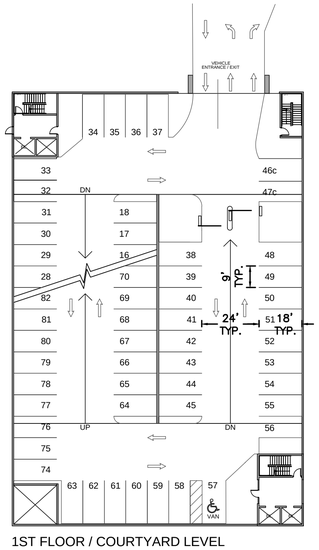
NOT TO SCALE

ONE AT EACH HANDICAP SPACE. WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES

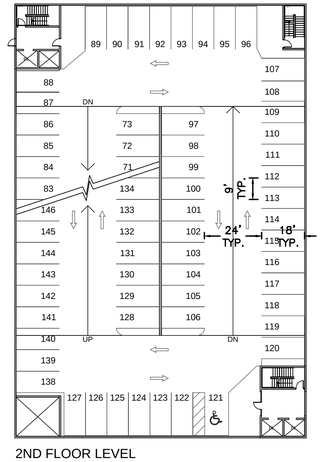
PENALTY SIGN SHALL READ:"PENALTY, $100–500 FINE, TOW–AWAY–ZONE" PER IBC SECTION 1106.8



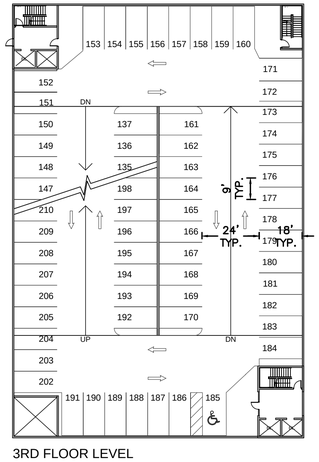
GROUND FLOOR LEVEL



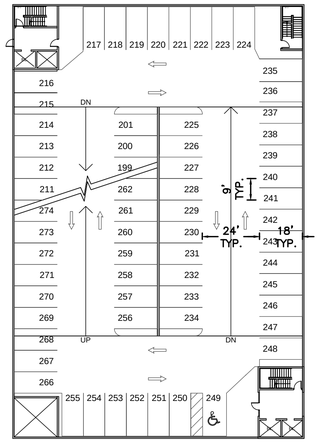
1ST FLOOR / COURTYARD LEVEL



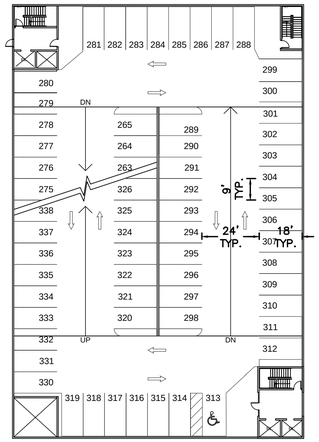
2ND FLOOR LEVEL



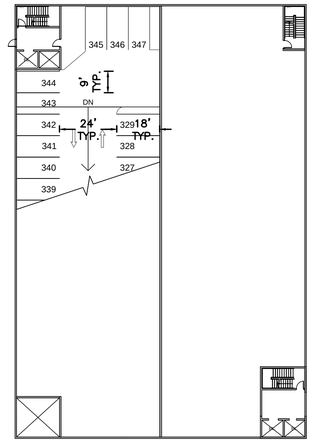
3RD FLOOR LEVEL



4TH FLOOR LEVEL



5TH FLOOR LEVEL



6TH FLOOR LEVEL

NOTES:
- VEHICLE RAMPS IN PARKING GARAGE SHALL NOT EXCEED A SLOPE OF 1:15 (6.67%).
- REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS.

IF THIS DRAWING IS A REDUCTION GRAPHIC SCALE MUST BE USED

SCALE: 1" = 30'

30' 0 30'

NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE
1	ADDRESSED COUNTY COMMENTS	JDB	05/21/20				

DESIGNED BY: MM	PROJECT: STONEFIELD BLOCK D–1 FINAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA			SET REV. NO. –
DRAWN BY: MM	TITLE: PARKING GARAGE LAYOUT			DRAWING NUMBER: AP–1
DIHR BY: HFW				SHEET NUMBER: 1 of 1
WWA NUMBER: 219040.03	FILE NAME: 904003C_AP–1.dwg	DISCIPLINE:	SCALE: H: 1"=30' V: N/A	DATE: 02/28/20

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ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	HB	HORIZONTAL BEND	RT	RIGHT
AHD	AHEAD	HC	HANDICAP	R/W	RIGHT OF WAY
ARV	AIR RELEASE VALVE	HDPE	HIGH DENSITY POLYETHELENE	SAN	SANITARY SEWER
BC	BACK OF CURB	HK	HOOK	SBL	SOUTH BOUND LANE
BF	BLIND FLANGE	HWL	HIGH WATER LEVEL	SD	STORM DRAIN
BFF	BASEMENT FINISHED FLOOR	ID	INNER DIAMETER	SDMH	STORM DRAIN MANHOLE
BM	BENCH MARK	INV	INVERT	SL	SLUDGE
BK	BACK	IPF	IRON PIPE FOUND	SQ	SQUARE
BOV	BLOW OFF VALVE	IRF	IRON PIN FOUND	S.S.	STAINLESS STEEL
BW	BOTTOM OF WALL	IRS	IRON PIN SET	SSMH	SANITARY SEWER MANHOLE
CATV	CABLE TELEVISION	JB	JUNCTION BOX	STA	STATION
CG	CURB & GUTTER	LAT	LATERAL	STD	STANDARD
CIP	CAST IRON PIPE	LF	LINEAR FEET	STL	STEEL
℄	CENTER LINE	LP	LAMP POST	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	LT	LEFT	TBA	TO BE ABANDONED
CO	CLEAN OUT	LWL	LOW WATER LEVEL	TBR	TO BE REMOVED
CONC	CONCRETE	MF	MONUMENT FOUND	TC	TOP OF CURB
COR	BOUNDARY LINE CORNER	MH	MANHOLE	TSV	TAPPING SLEEVE AND VALVE
CPP	CORRUGATED PLASTIC PIPE	NBL	NORTH BOUND LANE	TW	TOP OF WALL
CY	CUBIC YARDS	NC	NORMALLY CLOSED	TYP	TYPICAL
DI	DROP INLET	NF	NAIL FOUND	UG	UNDERGROUND
DIA	DIAMETER	NO	NORMALLY OPEN	UGT	UNDERGROUND TELEPHONE
DIP	DUCTILE IRON PIPE	NS	NAIL SET	UGU	UNDERGROUND UTILITY
EF	EACH FACE	NIC	NOT IN CONTRACT	UON	UNLESS OTHERWISE NOTED
EL	ELEVATION	NTS	NOT TO SCALE	VB	VERTICAL BEND
ELEC	ELECTRIC	OC	ON CENTER	VHD	VEHICLES PER DAY
EOP	EDGE OF PAVEMENT	PE	POLYETHYLENE	W	WATER
EOTL	EDGE OF TRAVEL LANE	PF	PLANT FLOW	WAS	WASTE ACTIVATED SLUDGE
EQPT	EQUIPMENT	PGL	PROFILE GRADE LINE	WL	WATER LINE
EW	EACH WAY	PP	POWER POLE	WM	WATER METER
EX OR EXIST	EXISTING	PROP	PROPOSED	WSE	WATER SURFACE ELEVATION
FF	FINISHED FLOOR	PRV	PRESSURE RELIEF VALVE	WT	WATERTIGHT
FH	FIRE HYDRANT	PS	PLANTED STONE FOUND	WWF	WOVEN WIRE FABRIC
FM	FORCE MAIN	PVC	POLYVINYL CHLORIDE	XING	CROSSING
FL	FLOURIDE	PVMT	PAVEMENT	YDS	YARDS
FOC	FACE OF CURB	RAS	RETURN ACTIVATED SLUDGE	YH	YARD HYDRANT
GALV	GALVANIZED	RCP	REINFORCED CONCRETE PIPE		
GV	GATE VALVE	REQ'D	REQUIRED		

NOTES:
1. THE SIZE OF THE SYMBOLS MAY VARY FROM THOSE SHOWN.
2. ALL SYMBOLS AND ABBREVIATIONS SHOWN MAY NOT BE USED.

EX	SYMBOL LEGEND	NEW
	AIR RELEASE VALVE	
	BENCHMARK/FFE	
	BLOW OFF VALVE	
	BOLLARD	
	BORE HOLE	
	BUILDING COLUMN	
	BUSH	
C	CABLE BOX	C
	CEMETERY	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	DRAINAGE INLET GRATE	
	DRILL HOLE	
	ELECTRIC METER BOX	
	ELECTRIC PANEL BOX	
E	ELECTRIC PEDESTAL	E
E	ELECTRIC MAN HOLE	E
	FIRE DEPARTMENT CONNECTION	
	FIRE HYDRANT	
	FLAG POLE	
G	GAS MAN HOLE	G
GM	GAS METER	GM
	GAS VALVE	
G	GENERATOR	G
	GROUND LIGHT	
	GUY POLE	
	HANDICAPPED PARKING	
H	HEAT PUMP	H
	IRON PIN	
	LIGHT POLE	
	MAILBOX	
	MONITORING WELL	
	MONUMENT FOUND	
	MONUMENT SET	
	PANEL POINT	
	POWER METER	
	POWER POLE	
	ROAD SIGN	
	SANITARY CLEAN OUT	
S	SANITARY SEWER MAN HOLE	S
	SIGN	
	SPRINKLER HEAD	
D	STORM DRAIN MAN HOLE	D
	TRAFFIC LIGHT POLE	
T	TELEPHONE MAN HOLE	T
T	TELEPHONE PEDESTAL	T
	TELEPHONE POLE	
	TELEPHONE JUNCTION BOX	
TP	TEST PIT	TP
	TRAFFIC CONTROL BOX	
	TRAFFIC JUNCTION BOX	
	TRAVERSE	
	UTILITY MARKER POST	
	UTILITY POLE	
	VENT PIPE	
W	WATER MAN HOLE	W
	WATER METER	
	WATER SURFACE ELEVATION	
WV	WATER VALVE	WV
W	WELL	W
	YARD GRATE	

EXISTING	LINETYPE LEGEND	NEW
	BUILDING OVERHEAD	
	ADJACENT PROPERTY LINE	
R/W	ADJACENT RIGHT–OF–WAY	R/W
	BOUNDARY PROPERTY LINE	
R/W	BOUNDARY RIGHT–OF–WAY	R/W
	BUILDING SETBACK	
	BUSH LINE	
OHCT OHCT	CATV OVERHEAD	
UGCT UGCT UGCT	CATV UNDER GROUND	
DRN	DRAIN	DRN
OHT OHT	TELEPHONE OVERHEAD	
UGT UGT UGT	TELEPHONE UNDER GROUND	
	DITCH CENTER LINE	
	EASEMENT – CONSTRUCTION AND GRADING	
	EASEMENT – SLOPE	
	EASEMENT – SANITARY SEWER	
	EASEMENT – STORM	
	EASEMENT – STORMWATER MANAGEMENT	
	EASEMENT – UTILITIES	
	EASEMENT – WATER	
OF	EFFLUENT OUTFALL	OF
OHE OHE	ELECTRIC OVERHEAD	
UGE UGE	ELECTRIC UNDER GROUND	UGE UGE
	FENCE BARBED WIRE	
	FENCE CHAIN LINK	
	FENCE WOOD	
	FENCE WOVEN WIRE	
GAS GAS	GAS UNDER GROUND	
	GRAVEL	
	GUARD RAIL	
	PAVEMENT ASPHALT	
PF	PLANT FLOW	PF
	RAILROAD CENTERLINE	
RAS	RETURN ACTIVATED SLUDGE	RAS
	ROAD CENTERLINE	
FM FM	SANITARY FORCEMAIN	FM
SAN SAN	SANITARY SEWER	SAN
SL	SLUDGE	SL
	STORM SEWER	
	STREAM CENTERLINE	
TOB TOB	TOP OF BANK	TOB TOB
	TOPO MAJOR CONTOUR	
	TOPO MINOR CONTOUR	
	TREELINE	
OHU OHU	UTILITY OVERHEAD	
UGU UGU	UTILITY UNDER GROUND	
WAS	WASTE ACTIVATED SLUDGE	WAS
W W W	WATER LINE	W W W
BW BW BW	WATER LINE – BACKWASH	BW BW BW
CW CW CW	WATER LINE – COLD	CW CW CW
D D D	WATER LINE – DRAIN	D D D
FBW FBW	WATER LINE – FILTER BACKWASH WASTE	FBW FBW
FE FE FE	WATER LINE – FILTER EFFLUENT	FE FE FE
FW FW FW	WATER LINE – FILTERED	FW FW FW
	WATER LINE – HOT	HW HW HW
NPW	WATER LINE – NON–POTABLE	NPW
WP WP WP	WATER LINE – PRIVATE	WP WP WP
RAW RAW	WATER LINE – RAW	RAW RAW
	WATER LINE – REVISED	RWL
	WETLAND LIMITS	

NO.	SHEET REVISION	BY	DATE

NO.	SHEET REVISION	BY	DATE

COMMONWEALTH OF VIRGINIA
JOHN DAVID BEHNE JR
Lic. No. 042267
05-21-20
PROFESSIONAL ENGINEER

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DESIGNED BY: JDB	PROJECT: STONEFIELD BLOCK D–1 FINAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA			SET REV. NO. 1
DRAWN BY: KTM	TITLE: ABBREVIATIONS AND LEGEND			DRAWING NUMBER: C–2
DIHR BY: HFW				SHEET NUMBER: 2 of 12
WWA NUMBER: 219040.03	FILE NAME: 904003C_ND–1.dwg	DISCIPLINE: CIVIL	SCALE: H: N/A V: N/A	DATE: 02/28/20

C:\Users\jbeirne\Documents\Stonefield D1\M – CAD\219040 Block D–1 Stonefield Site Plan\219040.03 Final Site Plan\904003C_ND–1.dwg

GENERAL CONSTRUCTION NOTES FOR SITE PLANS
(SOURCE: ALBEMARLE COUNTY ENGINEERING & PUBLIC WORKS POLICIES)

1. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT–OF–WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR, THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
2. ALL CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
3. EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
4. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED.
5. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL: VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
6. PAVED, RIP–RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE ALBEMARLE COUNTY DIRECTOR OF ENGINEERING, OR THE DIRECTOR'S DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
7. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
8. UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE – CLASS III.
9. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).

GENERAL CONSTRUCTION NOTES FOR EROSION AND SEDIMENT CONTROL PLANS
(SOURCE: ALBEMARLE COUNTY ENGINEERING & PUBLIC WORKS POLICIES)

1. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE–CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625–02–00 EROSION AND CONTROL SEDIMENT REGULATIONS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF–SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
7. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF–PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS FOR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
10. ALL FILL MATERIAL TO BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA.
11. ALL WASTE MATERIALS SHALL BE TAKEN TO AN APPROVED WASTE AREA. EARTH FILL SHALL BE INERT MATERIALS ONLY, FREE OF ROOTS, STUMPS, WOOD, RUBBISH, AND OTHER DEBRIS.
12. BORROW OR WASTE AREAS ARE TO BE RECLAIMED WITHIN 7 DAYS OF COMPLETION PER ZONING ORDINANCE SECTION 5.1.28.
13. ALL INERT MATERIALS SHALL BE TRANSPORTED IN COMPLIANCE WITH SECTION 13–301 OF THE CODE OF ALBEMARLE.
14. BORROW, FILL OR WASTE ACTIVITY INVOLVING INDUSTRIAL–TYPE POWER EQUIPMENT SHALL BE LIMITED TO THE HOURS OF 7:00A.M. TO 9:00 P.M.
15. BORROW, FILL OR WASTE ACTIVITY SHALL BE CONDUCTED IN A SAFE MANNER THAT MAINTAINS LATERAL SUPPORT, OR ORDER TO MINIMIZE ANY HAZARD TO PERSONS, PHYSICAL DAMAGE TO ADJACENT LAND AND IMPROVEMENTS, AND DAMAGE TO ANY PUBLIC STREET BECAUSE OF SLIDES, SINKING, OR COLLAPSE.
16. THE DEVELOPER SHALL RESERVE THE RIGHT TO INSTALL, MAINTAIN, REMOVE OR CONVERT TO PERMANENT STORMWATER MANAGEMENT FACILITIES WHERE APPLICABLE ALL EROSION CONTROL MEASURES REQUIRED BY THIS PLAN REGARDLESS OF THE SALE OF ANY LOT, UNIT, BUILDING OR OTHER PORTION OF THE PROPERTY.
17. TEMPORARY STABILIZATION SHALL BE TEMPORARY SEEDING AND MULCHING. SEEDING IS TO BE AT 75 LBS/ACRE, AND IN THE MONTHS OF SEPTEMBER TO FEBRUARY TO CONSIST A 50/50 MIX OF ANNUAL RYEGRASS AND CEREAL WINTER RYE, OR IN MARCH AND APRIL TO CONSIST OF ANNUAL RYE, OR MAY THROUGH AUGUST TO CONSIST OF GERMAN MILLET. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVED BY THE COUNTY EROSION CONTROL INSPECTOR.
18. PERMANENT STABILIZATION SHALL BE LIME AND FERTILIZER, PERMANENT SEEDING, AND MULCH. AGRICULTURAL GRADE LIMESTONE SHALL BE APPLIED AT 90LBS/1000SF, INCORPORATED INTO THE TOP 4–6 INCHES OF SOIL. FERTILIZER SHALL BE APPLIED AT 1000LBS/ACRE AND CONSIST OF A 10–20–10 NUTRIENT MIX. PERMANENT SEEDING SHALL BE APPLIED AT 180LBS/ACRE AND CONSIST OF 95% KENTUCKY 31 OR TALL FESCUE AND 0–5% PERENNIAL RYEGRASS OR KENTUCKY BLUEGRASS. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVED BY THE COUNTY EROSION CONTROL INSPECTOR.
19. MAINTENANCE: ALL MEASURES ARE TO BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. ANY DAMAGE OR CLOGGING TO STRUCTURAL MEASURES IS TO BE REPAIR IMMEDIATELY. SILT TRAPS ARE TO BE CLEANED WHEN 50% OF THE WET STORAGE VOLUME IS FILLED WITH SEDIMENT. ALL SEEDED AREAS ARE TO BE RESEEDED WHEN NECESSARY TO ACHIEVE A GOOD STAND OF GRASS. SILT FENCE AND DIVERSION DYKES WHICH ARE COLLECTING SEDIMENT TO HALF THEIR HEIGHT MUST BE CLEANED AND REPAIRED IMMEDIATELY.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION, WHEN MEASURES ARE NO LONGER NEEDED, SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.

MISCELLANEOUS NOTES

1. BASED ON GRAPHIC DETERMINATION, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X", AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY, AND AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 51003C0278D WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
2. THIS PROPERTY IS SERVED BY PUBLIC WATER THROUGH ALBEMARLE COUNTY SERVICE AUTHORITY.
3. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION TO INCLUDE TYPE AND SIZE OF PIPE AND SERVICES TO HIS OWN SATISFACTION.
4. THE COORDINATES AND ELEVATIONS SHOWN ARE TIED TO THE STATE PLANE COORDINATE SYSTEM.
5. HORIZONTAL DATUM: VIRGINIA STATE PLANE SOUTH ZONE NAD83
6. VERTICAL DATUM: NAVD88

GENERAL UTILITY NOTES

1. CONTACT MISS UTILITY AT 1–800–552–7001 48 HOURS PRIOR TO ANY GRADING OR DIGGING TO HAVE UNDERGROUND UTILITIES MARKED. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION TO INCLUDE TYPE AND SIZE OF PIPE AND SERVICES TO HIS OWN SATISFACTION.
2. ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO DIG TEST PITS IN ADVANCE OF TRENCHING IN ORDER TO DETERMINE THE EXACT LOCATION AND ELEVATION AT CROSSINGS. IF A CONFLICT IS, DISCOVERED, NOTIFY WW ASSOCIATES AT (434) 984–2700. PRIOR TO BEGINNING INSTALLATION OF UTILITIES, CONTRACTOR SHALL VERIFY INVERTS AT ALL CONNECTIONS WITH EXISTING UTILITIES PRIOR TO PURCHASING OR ORDERING ANY PRECAST STRUCTURES.
3. ALL HYDRANT LOCATIONS TO BE APPROVED BY THE ALBEMARLE COUNTY FIRE MARSHAL PRIOR TO FINAL APPROVAL BY THE COUNTY AND ARE TO BE INSTALLED ACCORDING TO COUNTY STANDARDS.
4. ALL BLASTING REQUIREMENTS TO INSTALL UTILITIES SHALL REQUIRE A PERMIT AND SHALL BE PERFORMED IN ACCORDANCE WITH THE ALBEMARLE COUNTY STANDARDS AND THE PROJECT SPECIFICATIONS.
5. ALL STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT SPECIFICATIONS SECTION 302 AND SECTION 232 AND AS SPECIFIED ON THE DRAWINGS.
6. THE CONTRACTOR IS REQUIRED TO PERFORM ALL TESTS REQUIRED BY THE COUNTY, ALBEMARLE COUNTY SERVICE AUTHORITY, AND RIVANNA WATER AND SEWER AUTHORITY TO SECURE ACCEPTANCE OF ALL UTILITIES.
7. ALL CONCRETE USED IN UTILITY CONSTRUCTION SHALL BE 4000 PSI CONCRETE IN ACCORDANCE WITH VDOT SPECIFICATION SECTION 217.
8. NO PLANTINGS OR ERECTION OF OTHER OBSTRUCTIONS SHALL BE MADE WITHIN FOUR FEET OF ANY FIRE HYDRANT.ALL HYDRANT BRANCHES SHALL HAVE A MINIMUM COVER OF 3.0'.
9. ALL UTILITIES TO BE PLACED UNDER EXISTING COUNTY STREETS MUST BE BORED OR JACKED UNLESS SPECIFICALLY APPROVED OTHERWISE OR NOTED ON THE PLANS.
10. WATER METERS SHALL BE LOCATED IN AN ACCESSIBLE LOCATION AND SHALL NOT BE INSTALLED UNDER EXISTING PIPING OR CLOSE TO OTHER FACILITIES.
11. WATER AND SEWER UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALBEMARLE COUNTY SERVICE AUTHORITY AND RIVANNA WATER AND SEWER AUTHORITY WATER AND SEWER CONSTRUCTION SPECIFICATIONS EXCEPT AS SPECIFIED IN GENERAL NOTE 13.
12. ALL PRIVATE WATERLINES SHALL BE PVC SCHEDULE 40.
13. A 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED UNLESS OTHERWISE SPECIFIED BETWEEN ALL WATER LINES AND SANITARY SEWER LINES IN ACCORDANCE WITH STATE HEALTH DEPT. STANDARDS.
14. 20' WIDE EASEMENTS, CENTERED ON THE PIPELINE AND APPURTENANCES SHALL BE DEDICATED TO THE ALBEMARLE SERVICE AUTHORITY, EXCEPT WHERE THE LINE IS IN A PUBLIC ROAD RIGHT–OF–WAY.
15. 3' MIN. SEPARATION REQUIRED BETWEEN WATERLINE AND STORM SEWER CULVERTS OR 6" SEPARATION WHEN WATERLINE IS INSULATED. USE 1/2" THICK THERMA–CEL PIPE INSULATION IN 3'x4' SHEETS AS MANUFACTURED BY NOMACA, INC. OR EQUAL APPROVED BY ALBEMARLE COUNTY SERVICE AUTHORITY. INSULATION TO EXTEND 5' BEYOND CENTERLINE OF CULVERT IN BOTH DIRECTIONS OR 5' BEYOND ENDS OF CULVERT WHEN PARALLEL.
16. TOUCH READ METERS ARE BEING USED BY THE ALBEMARLE COUNTY SERVICE AUTHORITY. TO ACCOMMODATE THESE METERS, METER LIDS WILL REQUIRE A 1–3/4" HOLE TAPPED INTO THE CENTER OF THE LID. BLIND TAPS OR PLUGS SHALL BE PROVIDED TO PREVENT DEBRIS FROM ENTERING THE BOX PRIOR TO METER INSTALLATION.
17. CERTIFICATION THAT 95% COMPACTION IS OBTAINED SHALL BE PROVIDED FOR ALL FILL AREAS UNDER WATER AND SEWER LINES AND APPURTENANCES. THIS CERTIFICATION SHALL BE SIGNED BY A PROFESSIONAL GEOTECH. THE CERTIFICATION SHALL STATE THE EXACT AREA THAT THE CERTIFICATION APPLIES TO.
18. CONTRACTOR SHALL BE INFORMED AND SHALL COMPLY WITH THE VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT. ANY COSTS TO COVER LINES OR DISCONNECT SERVICE TO NEARBY POWER LINES SHALL BE AT THE CONTRACTOR'S EXPENSE
19. CONTRACTOR SHALL COMPLY WITH NO LEAD REGULATIONS FOR WATER INFRASTRUCTURE.
20. ALL JOINTS ON PROPOSED WATERLINE SHALL BE RESTRAINED PER MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS AND PER ACSA STANDARDS AND SPECIFICATIONS.

SITE PLAN NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO ALBEMARLE COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO AND DURING CONSTRUCTION AND NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND APPROVED PLAN.
3. EXISTING MANHOLE FRAMES AND COVERS AND VALVE BOXES AND COVERS TO REMAIN SHALL BE ADJUSTED OR RECONSTRUCTED, AS NECESSARY, TO MATCH FINISHED GRADES.
4. ALL INTERNAL STREETS AND PARKING AREAS ARE TO BE PRIVATELY OWNED AND MAINTAINED, EXCEPT WHERE OTHERWISE NOTED.
5. EARTH SWALES AND STORM SEWER CONNECTIONS SHALL BE CONSTRUCTED IMMEDIATELY FOLLOWING CLEARING AND GRUBBING.
6. ALL ON SITE IMPROVEMENTS ARE SUBJECT TO INSPECTION UNDER ALBEMARLE COUNTY CODES.
7. ALL STAIRS WITH THREE OR MORE RISERS ARE TO HAVE HANDRAILS ON BOTH SIDES.
8. ALL CONDENSATE DRAIN AND OTHER PLUMBING CONNECTIONS ARE TO BE INSTALLED ACCORDING TO CURRENT PLUMBING CODE.
9. CONTRACTOR TO VERIFY ALL SITE PLANS AND PROFILES AND DETAILS FOR CONSISTENCY AND IF CONFLICT EXISTS, CONTACT ENGINEER FOR CLARIFICATION AND/OR DIRECTION. INTERPRETATION DETERMINED BY CONTRACTOR SHALL BE DONE AT HIS/HER OWN RISK.
10. THE INSTALLATION OF HANDICAPPED PARKING SPACES, ACCESSIBLE ROUTES AND HANDICAPPED RAMPS SHALL COMPLY WITH THE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN" ISSUED BY THE DEPARTMENT OF JUSTICE ON SEPT. 15, 2010, OR THE LATEST EDITION. HANDICAPPED PARKING AND ACCESSIBLE ROUTES SHALL NOT EXCEED 2% CROSS SLOPE. HANDICAPPED RAMPS SHALL BE INSTALLED AS SHOWN ON THESE PLANS AND AS REQUIRED TO MEET THE LATEST ADA STANDARDS AT NO ADDITIONAL COST TO THE OWNER.

COORDINATION NOTES

1. THE CONTRACTOR SHALL OBTAIN THE FOLLOWING PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS: ALBEMARLE COUNTY LAND DISTURBANCE PERMITS, VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) GENERAL PERMIT, AND ALBEMARLE COUNTY BUSINESS LICENSE. CONTRACTOR SHALL PROVIDE ALL NECESSARY FORMS AND FEES FOR OBTAINING THE PERMITS, INCLUDING APPLICATION FEES AND REQUIRED BONDING COSTS.
2. ANY TIME WORK IS PERFORMED OFF–SITE OR WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK, AND TO FOLLOW ANY GUIDELINES OR STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RECORDED EASEMENT.
3. THE CONTRACTOR IS TO CHECK THAT ALL EASEMENTS, LETTERS OF PERMISSION, ETC. ARE RECORDED/OBTAINED PRIOR TO THE START OF ANY CONSTRUCTION.
4. THE CONTRACTOR IS TO VERIFY THAT THE RELOCATION OF ALL EXISTING UTILITIES IN CONFLICT WITH PROPOSED WORK HAS BEEN COMPLETED, INCLUDING UTILITY POLES.
5. CONTRACTOR SHALL COMPLY WITH FENCING AND TREE PRESERVATION SIGNAGE REQUIRED BY ALBEMARLE COUNTY CODE.
6. VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) GENERAL PERMIT: PREPARE STORMWATER POLLUTION PREVENTION PLAN, SECURE VSMP PHASE I LAND CLEARING GENERAL PERMIT AND PAY PERMIT APPLICATION FEE TO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ). CONTACT DEQ – RICHMOND FOR ADDITIONAL INFORMATION. TELEPHONE NUMBER: (804) 698–4000.
7. 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.
8. ALL WATER LINES, SEWER LINES, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.
9. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
10. A KNOX BOX WILL BE REQUIRED FOR THE PROPOSED BUILDING. LOCATION SHALL BE COORDINATED WITH THE FIRE MARSHAL'S OFFICE.

GENERAL NOTES

1. ALL FINISHED GRADING, SEEDING AND SODDING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF THE WATER ON THE SITE, PARTICULARLY ADJACENT TO THE BUILDINGS OR STORM INLETS.
2. ALL STREETS OUTSIDE PUBLIC RIGHTS–OF–WAY ARE TO BE PRIVATELY OWNED AND MAINTAINED.
3. CONTRACTOR IS TO VERIFY THAT ALL UTILITIES I.E., WATER, SEWER GAS, ELECTRIC, TELEPHONE, CABLE, ETC, ARE IN PLACE PRIOR TO CONSTRUCTION OF SUBBASE AND/OR PAVING.
4. PROPOSED UNDERGROUND UTILITIES SUCH AS ELECTRIC, TELEPHONE, CABLE AND GAS WHICH SERVE THIS FACILITY SHALL BE LOCATED WITH A MINIMUM 5 FOOT SEPARATION FROM PUBLIC WATER MAINS AND SANITARY SEWER.
5. CUT AND PATCH WORK IN EXISTING PUBLIC STREETS MUST BE PERFORMED IN ACCORDANCE WITH VDOT AND ALBEMARLE COUNTY STANDARDS AND SPECIFICATIONS.
6. ALL PIPES SHOWN AS RCP ON PLANS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C–76, UNLESS INDICATED OTHERWISE ON PLANS.
7. ALL CONSTRUCTION SHALL COMPLY WITH OSHA SAFETY STANDARD FOR EXCAVATION 1926 PART P AND OTHER APPLICABLE OSHA REQUIREMENTS.
8. THESE PLANS AND PROFILES AND ALL THE NEW CONSTRUCTION WITH THIS PLAN SHALL BE IN ACCORDANCE WITH THE CURRENT APPROVED ALBEMARLE COUNTY SERVICE AUTHORITY'S GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS, ANY AMENDMENTS THEREOF AND THE STANDARDS AND SPECIFICATIONS OF VDOT.
9. SAFETY SLABS ARE REQUIRED IN ALL STRUCTURES GREATER THAN 12' IN HEIGHT.
10. SURFACE DRAINAGE: COMPLETELY DRAIN CONSTRUCTION SITE DURING PERIODS OF CONSTRUCTION TO KEEP SOIL MATERIALS SUFFICIENTLY DRY. PROVIDE TEMPORARY DITCHES, SWALES, AND OTHER DRAINAGE FEATURES AND EQUIPMENT AS REQUIRED TO MAINTAIN DRY SOILS. WHEN UNSUITABLE WORKING PLATFORMS FOR EQUIPMENT OPERATION AND UNSUITABLE SOIL SUPPORT FOR SUBSEQUENT CONSTRUCTION FEATURES DEVELOP, REMOVE UNSUITABLE MATERIAL AND PROVIDE NEW SOIL MATERIAL AS SPECIFIED IN THIS SECTION AT NO ADDITIONAL COST TO THE OWNER.
11. SUBSURFACE DRAINAGE: CONSIDER SITE SURFACE AND SUBSURFACE CONDITIONS, AVAILABLE SOIL, AND HYDROLOGICAL DATA. REMOVE WATER BY BENCHING, SUMP PUMPING, DEEP WELL PUMPING, OR OTHER METHODS TO PREVENT SOFTENING OF SURFACES EXPOSED BY EXCAVATION. USE FILTERS ON DEWATERING DEVICES TO PREVENT REMOVAL OF FINES FROM SOIL. PROVIDE EROSION CONTROL AT OUTLET OR PIPING TO PREVENT EROSION. OPERATE DEWATERING SYSTEM CONTINUOUSLY UNTIL CONSTRUCTION WORK BELOW EXISTING WATER LEVELS IS COMPLETE.
12. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT–OF–WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
13. ALL PAVING, DRAINAGE RELATED MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT UNLESS OTHERWISE NOTED.
14. ALL PIPES SHOWN AS HDPE ON PLANS SHALL CONFORM TO AASHTO M294 (TYPE S) SMOOTH WALL INTERIOR PIPE, MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE STANDARDS AND ROAD AND BRIDGE SPECIFICATIONS.
15. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
16. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
17. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE CURRENT EDITION OF THE "MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES" AND THE VIRGINIA SUPPLEMENT.
18. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).
19. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING HIS WORK INCLUDING EXISTING TOPOGRAPHY. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION DRAWINGS OR TOPOGRAPHIC SURVEY PLAN, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER IN ORDER TO DETERMINE THE COURSE OF ACTION NECESSARY TO CORRECT FOR SUCH DISCREPANCY. FAILING TO NOTIFY THE OWNER AND SECURING SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THEIR OWN RISK AND EXPENSE.
20. THE PROPOSED BUILDING WILL BE SPRINKLED. CALCULATED SPRINKLER FLOW RATE = 570GPM.

GENERAL WATER & SEWER CONDITIONS

1. WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA) INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER ACSA OFFICIALS AT THE START OF THE WORK.
2. THE ALBEMARLE COUNTY SERVICE AUTHORITY SHALL HAVE ACCESS TO USE THE AIRSPACE ABOVE THE LOCATIONS OF CONSTRUCTION FOR THE FLIGHT OF UNMANNED AERIAL VEHICLES FOR THE PURPOSE OF IMAGERY COLLECTION.
3. THE LOCATION OF EXISTING UTILITIES ACROSS THE LINE OF THE PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE, LOCATE ALL UNDERGROUND LINES AND STRUCTURES, AS NECESSARY.
4. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS, AS ADOPTED BY THE ACSA.
5. DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY (1–800–552–7001).
7. ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM OF THREE AND A HALF (3.5) FEET OF COVER MEASURED FROM THE TOP OF PIPE, OVER THE CENTERLINE OF PIPE. THIS INCLUDES ALL FIRE HYDRANT LINES, SERVICE LATERALS AND WATER WATER LINES, ETC.
8. ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.
9. VALVES ON DEADEND LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.
10. TREES ARE NOT PERMITTED IN THE ACSA EASEMENT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE NO–LEAD REGULATION REGARDING BRASS FITTINGS EFFECTIVE JANUARY 4, 2014 (SENATE BILL 3874 WHICH AMENDS THE SAFE DRINKING WATER ACT).
12. THE SEWER LATERAL BEYOND THE CONNECTION AT THE SEWER MAIN SHALL BE PRIVATE. THE SEWER LATERAL STUB–OUT SHALL UNDERGO THE ACSA LOW–PRESSURE AIR TEST TO SATISFY COUNTY TESTING REQUIREMENTS. VISUAL INSPECTION OF THE SEWER LATERAL STUB–OUT SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
13. THE SEWER LATERAL BEYOND THE CONNECTION AT A MANHOLE SHALL BE PRIVATE. VISUAL INSPECTION AND PRESSURE TESTING OF THE SEWER LATERAL SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
14. THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE IS PRIVATE. VISUAL INSPECTION AND TESTING OF THE FIRE SPRINKLER MAIN DOWNSTREAM OF THE GATE VALVE SHALL BE WITNESSED BY THE COUNTY BUILDING INSPECTIONS DEPARTMENT. THIS INSPECTION SHALL OCCUR UNDER AN "OTHER PLUMBING" PERMIT WHICH MUST BE OBTAINED BY THE CONTRACTOR.
15. ALL FLUSHING OF FIRE SPRINKLER MAINS SHALL NOT OCCUR UNTIL APPROVAL IS GIVEN BY THE ACSA.
16. THE PROPOSED APARTMENT BUILDING SHALL BE PROVIDED WITH A BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH SECTION 8 OF THE ACSA RULES AND REGULATIONS.

STORMWATER NARRATIVE

STORMWATER DETENTION FOR THE IMPROVEMENTS PROPOSED WITH THIS SITE PLAN ARE PROVIDED BY THE PERMANENT NORTH SWM FACILITY LOCATED IN THE ADJACENT COSTCO PARKING LOT. DETAILS FOR THE FACILITY ARE PROVIDED ON THE ALBEMARLE PLACE STORMWATER MANAGEMENT PLAN AMENDMENT NO.4, WPO# 2010–00023 AND WPO# 2013–69. AN ASSUMED POST DEVELOPED IMPERVIOUS COVER OF 90% WAS UTILIZED IN THE DESIGN OF THE UNDERGROUND DETENTION SYSTEM FOR ALL ON–SITE COMMERCIAL AREAS. THE PROPOSED IMPERVIOUS COVER FOR BLOCK D1 IS 83.4%. THEREFORE THE EXISTING NORTH UGD IS ADEQUATE TO PROVIDE STORMWATER DETENTION FOR THE PROPOSED IMPROVEMENTS AND THE POST–DEVELOPED RELEASE RATE HAS DECREASED FROM THE ORIGINAL ANALYSIS.

STORMWATER QUALITY FOR THE IMPROVEMENTS PROPOSED WITH THIS SITE PLAN ARE PROVIDED BY THE STORMFILTER AND VORTECHS UNITS CONSTRUCTED AS PART OF THE ALBEMARLE PLACE STORMWATER MANAGEMENT PLAN AMENDMENT NO.4, WPO# 2010–00023 AND THE BIOFILTER INSTALLED AS PART OF THE STONEFIELD BOULEVARD ROAD PLAN, WPO# 2011–00036. THE ORIGINAL BMP ANALYSIS FOR BLOCK D1 WAS DEFINED AS PART OF THE STONEFIELD BUILDING C1–IV FINAL SITE PLAN, WPO# 2011–00055. THE SITE IS GRANDFATHERED PER 9VAC25–870–48 AND MEETS THE WATER QUALITY REQUIREMENTS OF PART II C SET FORTH IN 9VAC25–870–96. PER PART II C THE STORMFILTER AND VORTECHS UNITS PROVIDE A POLLUTANT REMOVAL RATE OF 60% AND THE FILTERRAS PROVIDE A POLLUTANT REMOVAL RATE OF 74%.

THE REQUIRED OVERALL POLLUTANT REMOVAL RATE IS 74% FOR THE RE–DEVELOPMENT OF BLOCK D. PLEASE REFER TO BMP COMPUTATIONS USING THE SIMPLE METHOD WORKSHEET PROVIDED ON THIS DRAWING.

STONEFIELD BUILD OUT SUMMARY

	THIS SUBMISSION			PREVIOUS SUBMISSIONS			SUBMISSIONS TO DATE		
USE IN BLOCK (GLA OR UNITS)	RETAIL	NON RETAIL	RESIDENTIAL	RETAIL	NON RETAIL	RESIDENTIAL	RETAIL	NON RETAIL	RESIDENTIAL
A	0	0	0	50,224	14,000	0	50,224	14,000	0
B	0	0	0	33,836	6,500	0	33,836	6,500	0
C	0	0	0	57,701	111,595	0	57,701	111,595	0
D	2,000	0	220	0	110,000	209	2,000	110,000	429
BLOCK GROUP 1 TOTAL	2,000	0	220	141,761	242,095	209	143,761	242,095	429
E (BLOCK GROUP 2)	0	0	0	0	0	250	0	0	250
F	0	0	0	149,964	0	0	149,964	0	0
G	0	0	0	14,700	22,880	0	14,700	22,880	0
BLOCK GROUP 3 TOTAL	0	0	0	164,664	22,880	0	164,664	22,880	0
STONEFIELD TOTAL	2,000	0	220	306,425	264,975	459	308,425	264,975	679

NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE
1	REVISED SWM NARRATIVE	JDB	05/21/20				

COMMONWEALTH OF VIRGINIA
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DRAWN BY: KTM
DIHR BY: HFW
WWA NUMBER: 219040.03

PROJECT: STONEFIELD BLOCK D–1
FINAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

TITLE: GENERAL NOTES

FILE NAME: 904003C_ND–2.dwg
DISCIPLINE: CIVIL
SCALE: H: N/A V: N/A
DATE: 02/28/20

SET REV. NO. 1
DRAWING NUMBER: C–3
SHEET NUMBER: 3 of 12

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EARTHWORK REQUIREMENTS

1. GENERAL

1.1 DEFINITIONS

1.1.1 HARD MATERIALS: WEATHERED ROCK, DENSE CONSOLIDATED DEPOSITS, OR CONGLOMERATE MATERIALS WHICH ARE NOT INCLUDED IN THE DEFINITION OF "ROCK" BUT WHICH USUALLY REQUIRE THE USE OF HEAVY EXCAVATION EQUIPMENT, RIPPER TEETH, OR JACK HAMMERS FOR REMOVAL.

1.1.2 ROCK: SOLID HOMOGENEOUS INTERLOCKING CRYSTALLINE MATERIAL WITH FIRMLY CEMENTED, LAMINATED, OR FOLIATED MASSES OR CONGLOMERATE DEPOSITS, NEITHER OF WHICH CAN BE REMOVED WITHOUT SYSTEMATIC DRILLING AND BLASTING, DRILLING AND THE USE OF EXPANSION JACKS OR FEATHER WEDGES, OR THE USE OF BACKHOE–MOUNTED PNEUMATIC HOLE PUNCHERS OR ROCK BREAKERS; ALSO LARGE BOULDERS, BURIED MASONRY, OR CONCRETE OTHER THAN PAVEMENT EXCEEDING ½ CUBIC YARD IN VOLUME. REMOVAL OF HARD MATERIAL WILL NOT BE CONSIDERED ROCK EXCAVATION BECAUSE OF INTERMITTENT DRILLING AND BLASTING THAT IS PERFORMED MERELY TO INCREASE PRODUCTION.

1.1.3 COHESIVE MATERIALS: MATERIALS ASTM D 2487 CLASSIFIED AS GC, SC, ML, CL, MH, AND CH. MATERIALS CLASSIFIED AS GM AND SM WILL BE IDENTIFIED AS COHESIVE ONLY WHEN THE FINES HAVE A PLASTICITY INDEX GREATER THAN ZERO.

1.1.4 COHESIONLESS MATERIALS: MATERIALS ASTM D 2487 CLASSIFIED AS GW, GP, SW, AND SP. MATERIALS CLASSIFIED AS GM AND SM WILL BE IDENTIFIED AS COHESIONLESS ONLY WHEN THE FINES HAVE PLASTICITY INDEX OF ZERO.

1.2 CRITERIA FOR BIDDING

1.2.1 BASE BIDS ON THE ELEVATIONS AS INDICATED.

1.2.2 ROCK EXCAVATION SHALL BE UNCLASSIFIED. ALL EARTHWORK EXCAVATION SHALL BE PERFORMED TO THE INDICATED ELEVATIONS.

1.2.3 BLASTING WILL BE PERMITTED ON THIS PROJECT AS SPECIFIED HEREIN.

1.2.4 REMOVE MATERIAL IN AN APPROVED MANNER, AND PROVIDE EXCAVATION SUPPORT STRUCTURES AS REQUIRED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS "SAFETY AND HEALTH REQUIREMENTS MANUAL," EM–385–1–1, SECTION 25.

1.2.5 ROCK EXCAVATION, AS DEFINED HEREIN, MAY EXIST ON THIS PROJECT. ROCK EXCAVATION SHALL BE PERFORMED AS UNCLASSIFIED EXCAVATION TO THE INDICATED ELEVATIONS.

1.3 PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST CUTTING, BREAKING, OR SKINNING OF ROOTS; SKINNING AND BRUISING OF BARK; SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE; EXCESS FOOT OR VEHICULAR TRAFFIC; OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY FENCES, BARRICADES, OR GUARDS AS REQUIRED TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.

1.4 BURNING: NOT ALLOWED ON THIS PROJECT.

2. PRODUCTS

2.1 SOIL MATERIALS: FREE OF DEBRIS, ROOTS, WOOD, SCRAP MATERIAL, VEGETATION, REFUSE, SOFT UNSOUND PARTICLES, AND FROZEN DELETERIOUS OR OBJECTIONABLE MATERIALS. THE MAXIMUM PARTICLE DIAMETER SHALL BE ONE–HALF THE LIFT THICKNESS AT THE SPECIFIED LOCATION. THE MAXIMUM PARTICLE DIAMETER FOR PIPE BACKFILL MATERIAL LOCATED LESS THAN 1–FOOT ABOVE THE PIPE CROWN SHALL BE 1–INCH.

2.1.1 COMMON FILL: APPROVED, UNCLASSIFIED SOIL MATERIAL WITH THE CHARACTERISTICS REQUIRED TO COMPACT TO THE SOIL DENSITY SPECIFIED FOR THE INTENDED LOCATION.

2.1.2 BACKFILL AND FILL MATERIAL: ASTM D 2487, CLASSIFICATION GW, GP, GM, GC, SW, SP, SM, SC, ML, MH, CL WITH A MAXIMUM ASTM D 4318 LIQUID LIMIT OF 50, MAXIMUM ASTM D 4318 PLASTICITY INDEX OF 25. MOISTURE CONTENT SHALL BE WITHIN ±3% AND IN ACCORDANCE WITH GEOTECHNICAL ENGINEER RECOMMENDATIONS.

2.1.3 SELECT MATERIAL: ASTM D 2487, CLASSIFICATION GW, GP, SW, SP WITH A MAXIMUM OF 10 PERCENT BY WEIGHT PASSING ASTM D 1140, NO. 200 SIEVE.

2.1.4 PIPE BEDDING MATERIAL: VDOT NO. 57 COARSE AGGREGATE.

2.1.5 AGGREGATE FILL: VDOT NO. 5 OR NO. 57 COARSE AGGREGATE.

2.1.6 RIPRAP: CLASS I DRY RIPRAP AS DEFINED IN THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD AND BRIDGE SPECIFICATIONS, SECTION 414, "RIPRAP", UNLESS OTHERWISE NOTED.

2.2 BORROW: OBTAIN BORROW MATERIALS REQUIRED IN EXCESS OF THOSE FURNISHED FROM EXCAVATIONS FROM SOURCES OFF THE OWNER'S PROPERTY. PROVIDE AND SUBMIT SOIL CLASSIFICATION TESTING TO ENSURE BORROW MATERIALS MEET THE REQUIREMENTS OF THIS SPECIFICATION.

3.EXECUTION

3.1 CLEARING

3.1.1 REMOVE FROM THE SITE TREES, STUMPS, ROOTS, BRUSH, SHRUBS, DOWN TIMBER, ROTTEN WOOD, RUBBISH, OTHER VEGETATION, AS WELL AS FENCES AND INCIDENTAL STRUCTURES NECESSARY TO ALLOW FOR NEW CONSTRUCTION.

3.1.2 CLEARING WORK SHALL BE RESTRICTED TO AREA WITHIN "CONSTRUCTION LIMITS/LIMITS OF CLEARING" SPECIFIED IN THIS SECTION AND AS INDICATED ON THE DRAWINGS.

3.1.3 UNDISTURBED STUMPS AND ROOTS, A MINIMUM OF 5 FEET BELOW FINISHED GRADE AND NOT LOCATED UNDER OR WITHIN 10 FEET OF ANY STRUCTURE, MAY BE LEFT IN PLACE. TOPS OF STUMPS LEFT IN PLACE SHALL NOT BE MORE THAN 6 INCHES ABOVE ORIGINAL GRADE.

3.2 GRUBBING

3.3.1 GRUB AREAS WITHIN AND TO A POINT 10 FEET OUTSIDE OF ALL STRUCTURES, AREAS TO RECEIVE FILL WHERE FINISHED GRADE WILL BE LESS THAN 3 FEET ABOVE EXISTING GRADE, CUT AREAS WHERE FINISHED GRADE WILL BE LESS THAN 2 FEET BELOW EXISTING GRADE, TRANSITIONAL AREAS BETWEEN CUT AND FILL, AND ANY AREA TO RECEIVE CONTROL FILL.

3.3.2 REMOVE FROM THE GROUND TO A DEPTH OF 24 INCHES ALL STUMPS, ROOTS ½–INCH DIAMETER AND LARGER, ORGANIC MATERIAL, AND DEBRIS.

3.3.3 USE ONLY HAND METHODS FOR GRUBBING INSIDE THE DRIP LINES OF TREES THAT ARE TO REMAIN.

3.4 CONSTRUCTION/CLEARING LIMITS

3.4.1 THE CONTRACTOR SHALL NOT DISTURB ANY AREAS OUTSIDE THE CONSTRUCTION LIMITS INDICATED ON THE DRAWINGS WITHOUT EXPRESS WRITTEN PERMISSION FROM THE ENGINEER.

3.4.2 NO CLEAR–CUTTING OF TIMBER SHALL BE PERMITTED WITHIN THE CONSTRUCTION LIMITS. THE CONTRACTOR SHALL MAKE SELECT CUTTING OF TREES, TAKING THE SMALLEST TREES FIRST, THAT ARE MANDATORY FOR THE CONSTRUCTION OF THE UTILITY LINE. THE ENGINEER'S DECISION SHALL BE FINAL ON DETERMINATION OF WHICH TREES ARE TO BE CUT.

3.5 CLEAN UP DEBRIS RESULTING FROM SITE CLEARING OPERATIONS CONTINUOUSLY WITH THE PROGRESS OF THE WORK.

3.6 REMOVE DEBRIS FROM THE SITE IN SUCH A MANNER AS TO PREVENT SPILLAGE. KEEP PAVEMENT AND AREAS ADJACENT TO SITE CLEAN AND FREE FROM MUD, DIRT, AND DEBRIS AT ALL TIMES.

3.7 SURFACE PREPARATION

3.7.1 STRIPPING: STRIP EXISTING TOPSOIL, WHEN PRESENT, TO A DEPTH OF 6 INCHES WITHOUT CONTAMINATION BY SUBSOIL MATERIAL. STOCKPILE TOPSOIL SEPARATELY FROM OTHER EXCAVATED MATERIAL AND LOCATE CONVENIENT TO FINISH GRADING AREA.

3.7.2 UNSUITABLE MATERIAL: REMOVE UNSUITABLE SOIL MATERIALS, WASTE MATERIAL, VEGETATION, DEBRIS, DECAYED VEGETABLE MATTER, SOD, AND MULCH FROM THE CONSTRUCTION SITE. DISPOSE OF THE UNSUITABLE MATERIAL OFF THE OWNER'S PROPERTY IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.

3.8 PROTECTIONS

3.8.1 PROTECTION SYSTEMS: PROVIDE SHORING, BRACING, AND SHEETING AS REQUIRED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS "SAFETY AND HEALTH REQUIREMENTS MANUAL," EM–385–1–1, SECTION 25. SHEETING AND SHORING DESIGN SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN VIRGINIA.

3.8.2 SITE DRAINAGE: PROVIDE FOR THE COLLECTION AND DISPOSAL OF SURFACE AND SUBSURFACE WATER ENCOUNTERED DURING CONSTRUCTION.

3.8.2.1 SURFACE DRAINAGE: COMPLETELY DRAIN THE CONSTRUCTION SITE DURING PERIODS OF CONSTRUCTION TO KEEP SOIL MATERIALS SUFFICIENTLY DRY. PROVIDE TEMPORARY DITCHES, SWALES, AND OTHER DRAINAGE FEATURES AND EQUIPMENT AS REQUIRED TO MAINTAIN DRY SOILS. WHEN UNSUITABLE WORKING PLATFORMS FOR EQUIPMENT OPERATION AND UNSUITABLE SOIL SUPPORT FOR SUBSEQUENT CONSTRUCTION FEATURES DEVELOP, REMOVE UNSUITABLE MATERIAL AND PROVIDE NEW SOIL MATERIAL AS SPECIFIED IN THIS SECTION AT NO ADDITIONAL COST TO THE OWNER.

3.8.2.2 SUBSURFACE DRAINAGE: CONSIDER SITE SURFACE AND SUBSURFACE CONDITIONS, AVAILABLE SOIL, AND HYDROLOGICAL DATA. REMOVE WATER BY BENCHING, SUMP PUMPING, DEEP WELL PUMPING, OR OTHER METHODS TO PREVENT SOFTENING OF SURFACES EXPOSED BY EXCAVATION. USE FILTERS ON DEWATERING DEVICES TO PREVENT REMOVAL OF FINES FROM SOIL. PROVIDE EROSION CONTROL AT THE OUTLET OF PIPING TO PREVENT EROSION. OPERATE DEWATERING SYSTEM CONTINUOUSLY UNTIL CONSTRUCTION WORK BELOW EXISTING WATER LEVELS IS COMPLETE.

3.9 EXCAVATION

3.9.1 EXCAVATE TO THE ELEVATIONS AND DIMENSIONS INDICATED AND AS SPECIFIED IN THIS SECTION. REUSE EXCAVATED MATERIALS THAT MEET THE SPECIFIED REQUIREMENTS FOR THE MATERIAL TYPE REQUIRED AT THE INTENDED LOCATION. WHEN SOIL NOT MEETING THE REQUIREMENTS SPECIFIED IN THIS SECTION ARE ENCOUNTERED DURING EXCAVATION, REMOVE THE UNSUITABLE SOIL MATERIAL AND REPLACE WITH SELECT MATERIAL AS SPECIFIED IN THIS SECTION. REMOVAL AND DISPOSAL OF UNSUITABLE SOIL MATERIAL AND PLACEMENT AND COMPACTION OF SELECT MATERIAL SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.

3.9.2 KEEP EXCAVATIONS FREE FROM WATER. EXCAVATE SOIL DISTURBED OR WEAKENED BY THE CONTRACTOR'S OPERATIONS, AND SOILS SOFTENED OR MADE UNSUITABLE FOR SUBSEQUENT CONSTRUCTION DUE TO EXPOSURE TO WEATHER. REFILL WITH SELECT MATERIAL AND COMPACT TO 95% OF ASTM D 698 MAXIMUM DENSITY. UNLESS SPECIFIED OTHERWISE, REFILL EXCAVATIONS CUT BELOW INDICATED DEPTH WITH SELECT MATERIAL AND COMPACT TO 95% OF ASTM D 698 MAXIMUM DENSITY. SIDE SLOPES WHEN ALLOWED SHALL BE PROTECTED WITH 6–MIL POLYETHYLENE SHEETING.

3.9.3 PIPE TRENCHES: EXCAVATE TO THE DIMENSIONS INDICATED AND AS SPECIFIED HEREIN. TRENCHES IN PUBLIC ROADWAYS SHALL BE EXCAVATED IN ACCORDANCE WITH THE LATEST EDITION OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS. WHERE ROCK IS ENCOUNTERED, EXCAVATE AND REMOVE ROCK TO A MINIMUM DEPTH OF 6 INCHES BELOW THE PIPE INVERT. GRADE BOTTOM OF TRENCHES TO PROVIDE UNIFORM SUPPORT FOR EACH SECTION OF PIPE AFTER PIPE BEDDING PLACEMENT.

3.9.4 UNSUITABLE SUBGRADE SOIL MATERIALS: SUBGRADES WHICH ARE DETERMINED TO BE UNSUITABLE FOR BEARING NEW EQUIPMENT, STRUCTURES, OR PIPING, SHALL HAVE THE UNSUITABLE SUBGRADE SOIL MATERIALS REMOVED AND DISPOSED OF, AND REPLACED WITH SELECT MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

3.10 FILLING AND BACKFILLING: FILL AND BACKFILL TO ELEVATIONS AND DIMENSIONS INDICATED. COMPACT EACH LIFT BEFORE PLACING OVERLAYING LIFT.

3.10.1 COMMON FILL PLACEMENT: PROVIDE FOR GENERAL SITE, IN GREEN OPEN SPACE AREAS. PLACE IN 6–INCH LIFTS. COMPACT AREAS NOT ACCESSIBLE TO ROLLERS OR COMPACTORS WITH MECHANICAL HAND TAMPERS. AERATE MATERIAL EXCESSIVELY MOISTENED BY RAIN TO A SATISFACTORY MOISTURE CONTENT. PROVIDE A SMOOTH FINISH SURFACE BY BLADING, ROLLING WITH A SMOOTH ROLLER, OR BOTH.

3.10.2 BACKFILL AND FILL MATERIAL PLACEMENT: PROVIDE FOR UNDER PAVEMENT, BUILDINGS & OTHER STRUCTURAL COMPONENTS. PLACE IN 6–INCH LIFTS. PLACE BACKFILL MATERIAL ADJACENT TO STRUCTURES AS THE STRUCTURAL ELEMENTS ARE COMPLETED AND ACCEPTED. BACKFILL AGAINST CONCRETE ONLY WHEN APPROVED. PLACE AND COMPACT MATERIAL TO AVOID LOADING UPON OR AGAINST STRUCTURES. PLACE BACKFILL AND FILL MATERIALS TO 5 FEET OUTSIDE OF STRUCTURES.

3.10.3 SELECT MATERIAL PLACEMENT: PROVIDE UNDER ALL STRUCTURES AND CONCRETE SLABS IN TOP 6 INCH. SELECT MATERIALS SHALL BE PROVIDED FROM APPROVED BORROW AREAS. IN ADDITION, PROVIDE STONE WHERE INDICATED ON THE DRAWINGS. PLACE IN 6–INCH LIFTS. BACKFILL ADJACENT TO STRUCTURES SHALL BE PLACED AS STRUCTURAL ELEMENTS ARE COMPLETED AND ACCEPTED. BACKFILL AGAINST CONCRETE ONLY WHEN APPROVED. PLACE AND COMPACT MATERIAL TO AVOID LOADING UPON OR AGAINST STRUCTURES.

3.10.4 TRENCH BACKFILLING: BACKFILL AS RAPIDLY AS CONSTRUCTION, TESTING, AND ACCEPTANCE OF WORK PERMITS. PLACE AND COMPACT INITIAL BACKFILL AND BACKFILL MATERIALS IN 6–INCH LIFTS TO THE TOP OF THE TRENCH. TRENCHES IN PUBLIC ROADWAYS SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE LATEST EDITION OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS.

3.10.5 BEDDING REQUIREMENTS: EXCEPT AS SPECIFIED OTHERWISE IN THE INDIVIDUAL PIPING SECTIONS, PROVIDE BEDDING FOR BURIED PIPING IN ACCORDANCE WITH AWWA C600, TYPE 4, EXCEPT AS SPECIFIED HEREIN. PLASTIC PIPING SHALL HAVE BEDDING MATERIAL FROM BENEATH THE PIPE INVERT TO THE SPRING LINE OF THE PIPE. PROVIDE A MINIMUM BEDDING DEPTH OF 4 INCHES BENEATH THE PIPE INVERT. WHERE ROCK IS ENCOUNTERED, PROVIDE A MINIMUM BEDDING DEPTH OF 6 INCHES BENEATH THE PIPE INVERT.

3.11 COMPACTION: EXPRESSED AS A PERCENTAGE OF MAXIMUM DENSITY. DETERMINE IN–PLACE DENSITY OF THE EXISTING SUBGRADE; IF REQUIRED DENSITY EXISTS, NO COMPACTION OF THE EXISTING SUBGRADE WILL BE REQUIRED.

3.11.1 GENERAL SITE: COMPACT UNDERNEATH AREAS DESIGNATED FOR VEGETATION AND AREAS OUTSIDE THE 10–FOOT LINE OF STRUCTURES TO 98% OF ASTM D 698.

3.11.2 STRUCTURES AND CONCRETE SLABS: COMPACT TOP 12 INCHES OF SUBGRADE TO 98% OF ASTM D 698. COMPACT FILL, BACKFILL, AND SELECT MATERIALS TO 98% OF ASTM D 698.

3.11.3 PIPE TRENCHES: COMPACT FILL, BACKFILL, AND SELECT MATERIALS PLACED IN PIPE TRENCHES TO 98% OF ASTM D 698.

3.11.4 ADJACENT AREAS: COMPACT AREAS WITHIN 10 FEET OF STRUCTURES TO 98% OF ASTM D 698.

3.11.5 PAVED AREAS: COMPACT TOP 12 INCHES OF SUBGRADE TO 98% OF ASTM D 698. COMPACT FILL, BACKFILL, AND SELECT MATERIALS TO 98% OF ASTM D 698. IN ADDITION TO THE SPECIFIED COMPACTION REQUIREMENTS, FILL AND BACKFILL MATERIALS SHALL BE COMPACTED TO DEVELOP A CALIFORNIA BEARING RATIO (CBR) OF 10.

3.12 RIPRAP: RIPRAP SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS, SECTION 414, "RIPRAP." GEOTEXTILE FABRIC SHALL BE PLACED UNDER ALL RIPRAP.

3.13 DISPOSITION OF SURPLUS MATERIAL: WASTE UNSUITABLE SOIL MATERIALS OFF THE OWNER'S PROPERTY AS DIRECTED BY THE OWNER AND WW ASSOCIATES IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.

3.14 FIELD QUALITY CONTROL: THE CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING FIRM TO PROVIDE ALL SOIL TESTING REQUIRED FOR THIS PROJECT.

3.14.1 SAMPLING: TAKE THE NUMBER AND SIZE OF SAMPLES REQUIRED TO PERFORM THE FOLLOWING TESTS.

3.14.2 TESTING: PERFORM ONE OF EACH OF THE REQUIRED TESTS FOR EACH MATERIAL USED. PROVIDE ADDITIONAL TESTS FOR EACH SOURCE CHANGE AND AS REQUESTED BY WW ASSOCIATES.

3.14.2.1 FILL AND BACKFILL: TEST FILL AND BACKFILL MATERIAL IN ACCORDANCE WITH ASTM C 136 FOR CONFORMANCE TO ASTM D 2487 GRADATION LIMITS; ASTM D 1140 FOR MATERIAL FINER THAN THE NO. 200 SIEVE; ASTM D 423 FOR LIQUID LIMIT AND ASTM D 424 FOR PLASTIC LIMITS; ASTM D 698 OR ASTM D 1557 FOR MOISTURE DENSITY RELATIONS, AS APPLICABLE.

3.14.2.2 SELECT MATERIAL: TEST SELECT MATERIAL IN ACCORDANCE WITH ASTM C 136 FOR CONFORMANCE TO ASTM D 2487 GRADATION LIMITS; ASTM D 1140 FOR MATERIAL FINER THAN THE NO. 200 SIEVE; ASTM D 698 OR ASTM D 1557 FOR MOISTURE DENSITY RELATIONS, AS APPLICABLE.

3.14.2.3 DENSITY TESTS: TEST SOIL DENSITY IN ACCORDANCE ASTM D 2922 AND ASTM D 3017. TEST EACH LIFT AT RANDOMLY SELECTED LOCATIONS EVERY 500 SQUARE FEET OF EXISTING GRADE IN FILLS FOR STRUCTURES AND CONCRETE SLABS, EVERY 500 SQUARE FOR OTHER FILL AREAS, EVERY 1,000 SQUARE FEET OF SUBGRADE IN CUT, AND EVERY 250 LINEAR FEET FOR PIPE LINE INSTALLATION (MINIMUM ONE TEST PER PIPE LINE), AND ADDITIONAL TESTS AS REQUESTED BY WW ASSOCIATES.

NOTE:

ALL EARTHWORK AND SITE WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS

NO.	SHEET REVISION	BY	DATE

NO.	SHEET REVISION	BY	DATE

COMMONWEALTH OF VIRGINIA
JOHN DAVID BEHNE JR
Lic. No. 042267
05-21-20
PROFESSIONAL ENGINEER

WW ENGINEERS SURVEYORS PLANNERS ASSOCIATES
PO Box 4119, Lynchburg, VA 24502, Phone: 434.316.6080
968 Olympia Dr. Suite 1, Charlottesville, VA 22911, Phone: 434.984.2700
www.wwassociates.net

DESIGNED BY: JDB	PROJECT: STONEFIELD BLOCK D–1 FINAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA			SET REV. NO. 1
DRAWN BY: KTM	TITLE: EARTHWORK REQUIREMENTS			DRAWING NUMBER: C–4
DIHR BY: HFW				SHEET NUMBER: 4 of 12
WWA NUMBER: 219040.03	FILE NAME: 904003C_ND–3.dwg	DISCIPLINE: CIVIL	SCALE: H: N/A V: N/A	DATE: 02/28/20

C:\Users\jbeirne\Documents\Stonefield D1\M - CAD\219040 Block D–1 Stonefield Site Plan\219040.03 Final Site Plan\904003C_ND–3.dwg

C:\Users\jbeirne\Documents\Stonefield D1\M – CAD\219040 Block D–1 Stonefield Site Plan\219040.03 Final Site Plan\904003C_ND–4.dwg

COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596
Phone (434) 296-5832 Fax (434) 972-4126

RECEIVED APR 03 2012 BY:

March 23,2012

Valerie Long
321 E. Main St., Suite 400
Charlottesville, Va 22902

RE: **ZMA201100007 Albemarle Place/Stonefield Proffer Amendment**
TAX MAP, PARCELS: 061W0-03-00-019A0, 061W0-03-00-019B0 (as it has been subdivided), 061W0-03-00-02300, 061W0-03-00-02400, 061W0-03-00-02500

Dear Ms. Long:

The Board of Supervisors approved the above referenced application on March 14, 2012 in accordance with the attached proffers dated March 13, 2012. Please refer to this document for any future applications and requests on this property.

Please be advised that although the Albemarle County Board of Supervisors took action on the project noted above, no uses on the property as approved above may lawfully begin until all applicable approvals have been received and conditions have been met. This includes:

- **compliance with applicable PROFFERS;**
- **compliance with conditions of any applicable SPECIAL USE PERMIT;**
- **approval of and compliance with applicable SITE PLANS and SUBDIVISIONS; and**
- **approval of a ZONING COMPLIANCE CLEARANCE.**

If you have questions or comments regarding the above-noted action, please do not hesitate to contact Rebecca Ragsdale at 296-5832.

Sincerely,

V. Wayne Cilimberg
Director of Planning

cc: Albemarle Place EAAP, LLC
C/O Tom Gallagher
7200 Wisconsin Ave.
Bethesda, MD 20814

Albemarle Place EAAP LLC
P O Box 528
Columbia SC 29202

Albemarle Place/Stonefield

PROFFER FORM

Date: March 13, 2012
ZMA # 2011-00007 Albemarle Place/Stonefield
Tax Map and Parcel Numbers: 061W0-03-00-019A0, 061W0-03-00-019B0 (as it has been subdivided), 061W0-03-00-02300, 061W0-03-00-02400, and 61W0-03-00-02500

65.034 Acres zoned Neighborhood Model District (NMD) to be rezoned to Neighborhood Model District (NMD)

Albemarle Realty (E&A), LLC, a South Carolina limited liability company is the owner of two parcels of land that were subdivided from tax map parcel 061W0-03-00-019B0, which parcels are shown as "Lot D2", containing 5.487 acres, and "Lot D3", containing 1.010 acres, each on a plat entitled "Plat Showing Subdivision of Stonefield, Jack Jouett Magisterial District, Albemarle County, Virginia" dated July 15, 2011, last revised November 10, 2011, prepared by W.W. Associates, which plat is of record in the Clerk's Office of the Circuit Court of Albemarle County, Virginia in Deed Book 4135, page 215 (the "Subdivision Plat"). The Haven at Stonefield, LLC, a South Carolina limited liability company, is the owner of a parcel of land that was subdivided from tax map parcel 061W0-03-00-019B0, which parcel is shown as "Lot E2" containing 7.638 acres, on the Subdivision Plat. For the purposes of these proffers, Albemarle Place EAAP, LLC, and Albemarle Realty (E&A), LLC are collectively referred to herein as (the "Owner").

Albemarle Place EAAP, LLC, a Delaware limited liability company, is the fee simple owner (the "Owner") of tax map parcels 061W0-03-00-019A0, 061W0-03-00-02300, 061W0-03-00-02400, 061W0-03-00-02500, and the residual portions of tax map parcel 061W0-03-00-019B0 that were not conveyed to either Albemarle Realty (E&A), LLC or The Haven at Stonefield, LLC. For the purposes of these proffers, Albemarle Place EAAP, LLC, and Albemarle Realty (E&A), LLC are collectively referred to herein as (the "Owner").

Tax map parcels 061W0-03-00-019A0, 061W0-03-00-02300, 061W0-03-00-02400, 061W0-03-00-02500, and 061W0-03-00-019B0 (including the lots created there from pursuant to the Subdivision Plat) (collectively, the "Property"), are the subject of zoning map amendment application number ZMA 2011-00007 originally submitted as "Albemarle Place Proffer Amendment," which application name has been renamed to "Stonefield."

Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed in this proffer statement, which shall be applied to the Property if the rezoning is approved by Albemarle County. These conditions are proffered as part of the rezoning and it is acknowledged that the conditions are reasonable.

The Albemarle Place/Stonefield project was originally approved by the County Board of Supervisors on October 22, 2003 as ZMA 2001-007, along with proffers from the prior owner dated October 22, 2003, and a Code of Development prepared by The Cox Company dated

Original Proffer:
Amendment: X

October 15, 2003 (with Exhibit A to the Code of Development last revised July 8, 2010) (the "Code of Development"). The Code of Development included an application plan (the "Application Plan"). The improvements proposed for the Property are collectively referred to as the "Project."

The term "Owner" as referenced herein shall include within its meaning the owner of record and successors in interest. The term "Application Plan" refers to Exhibit A. The term "Code of Development" refers to Exhibit B. The proffers dated October 22, 2003 that were approved with ZMA 2001-007 were amended by proffers dated July 23, 2010 that were approved with ZMA 2008-0003 by the County Board of Supervisors on August 4, 2010, and by proffers dated August 5, 2011 that were approved with ZMA 2011-0004 by the County Board of Supervisors on September 7, 2011. These proffers amend and supersede the proffers accepted in conjunction with the approval of ZMA 2001-007, ZMA 2008-0003, and ZMA 2011-0004.

The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provisions of the proffers.

1. **Phasing of Improvements:** The Owner shall phase development of the Project as follows:

A. Phase 1: Phase 1 of the Project shall be composed of Blocks A, B, C and D as shown on the Application Plan, and as shown in more detail on Exhibit A-1 attached hereto ("Phase 1"), and shall include street and utility improvements to serve the planned building improvements contained within Phase 1. As part of Phase 1, the Owner shall design and construct District Avenue (formerly known as Albemarle Place Boulevard and as Fourth Street/Cedar Hill Road) ("District Avenue") from Hydraulic Road to the point where District Avenue connects with the new planned western entrance to the Sperry Marine facility in the location shown on the Application Plan, and as shown in more detail on Exhibit A-1. This first phase of District Avenue shall include all supporting utility infrastructure on such street, and shall be completed prior to issuance of a final certificate of occupancy for any buildings within Blocks A, B, C and D. Construction of the first phase of District Avenue shall be deemed complete when it is constructed in conformance with the plans approved by Albemarle County or by the Virginia Department of Transportation ("VDOT"), as applicable, and in any event the County Engineer has approved it for vehicular travel. No more than three hundred seventy thousand (370,000) square feet of commercial space and one hundred seventy (170) dwelling units may be constructed within the Project until the remainder of District Avenue is constructed to the new planned intersection with U.S. Route 29 as shown on the Application Plan. Notwithstanding anything to the contrary contained in this Paragraph 1A, the Owner shall be permitted to utilize portions of the Phase 2 land (as shown on Exhibit A-1) for the installation of infrastructure to serve the Phase 1 building improvements to be constructed in Blocks A, B, C and D.

B. Phase 2: Phase 2 of the Project shall be composed of Blocks E, F and G as shown on the Application Plan and as shown in more detail on Exhibit A-1 ("Phase 2"), and shall include street and utility improvements to serve the planned building improvements contained within Phase 2. As part of Phase 2, the Owner shall design and construct District Avenue from the

Original Proffer:
Amendment: X

point where it connects with the new planned western entrance to the Sperry Marine facility north and east through Blocks E, F and G to the new planned intersection with U.S. Route 29 as shown on the Application Plan and as shown in more detail on Exhibit A-1. This second phase of District Avenue shall include all supporting utility infrastructure on such street and shall be completed prior to issuance of a final certificate of occupancy for any buildings within Blocks E, F and G. Construction of the second phase of District Avenue shall be deemed complete when it is constructed in conformance with the plans approved by Albemarle County or by the VDOT, as applicable, and in any event the County Engineer has approved it for vehicular travel. Notwithstanding anything to the contrary contained in this Paragraph 1B, the Owner shall be permitted to utilize portions of the Phase 2 land (as shown on Exhibit A-1) for the installation of infrastructure to serve the Phase 1 building improvements to be constructed in Blocks A, B, C and D. Notwithstanding anything to the contrary contained in this paragraph 1B or in paragraph 1A above, final certificates of occupancy may be issued for buildings within Blocks A, B, C, D or E beyond the threshold levels contained in paragraph 1A, provided that the Owner (i) has constructed at least a temporary road (at standards acceptable to the Director of Community Development) connecting the first phase of District Avenue to the new planned intersection with U.S. Route 29, or (ii) can demonstrate during the site plan review process, through traffic analysis acceptable to the Director of Community Development and VDOT, that additional traffic from such buildings, when aggregated with the traffic generated by the uses for which certificates of occupancy have been issued for buildings in Phase 1, will not cause the Hydraulic Road/U.S. Route 29 intersection to fall below an acceptable level of service. All final site plans for the Project that include any portion of District Avenue shall include a note reserving the portion of the property comprising District Avenue for future dedication as a public road, and within sixty (60) days after written request for such dedication, the Owner shall dedicate the portion of the property comprising District Avenue for a public road. If the public right-of-way is not dedicated by subdivision plat, the Owner shall be responsible for the cost of a survey and preparing the deed to convey the public right-of-way to the County.

C. Landscape improvements and associated streetscape improvements to serve the planned building improvements contained within each block shall be reviewed at the time of final site plan review for each block. The Project shall have a consistently designed and planted streetscape along Route 29 and Hydraulic Road.

2. **Community Development Authority Participation:** Upon request by the County, the Owner shall petition for and consent to all tax map parcels used for non-residential purposes participating in a Community Development Authority ("CDA") established pursuant to Section 15.2-5152, et seq. of the Code of Virginia ("Code") to be created for the purpose of implementing Route 29 regional transportation improvements, including but not limited to transportation improvements within the "Super Block" (the geographical area bounded by Route 29, Hydraulic Road, Commonwealth Drive, and Greenbrier Drive) and intersectional improvements associated therewith.

3. **Cash Proffer for Route 29 Regional Transportation:** The Owner will make a cash contribution to the County for the MPO/29H250 Phase 2 Route 29 regional transportation study in the amount of One Hundred Thousand Dollars ($100,000.00). The cash contribution

Original Proffer:
Amendment: X

shall be made by the Owner within thirty (30) days upon request by the County. This proffer has been satisfied.

4. **Cash Proffer for City of Charlottesville Traffic Calming Improvements:** The Owner shall contribute Ten Thousand Dollars ($10,000.00) to the City of Charlottesville for the construction by the City of traffic calming improvements on Swanson Road, Cedar Hill Road and other City streets intersecting Hydraulic Road in the vicinity of Stonefield. The cash contribution shall be made by the Owner within thirty (30) days upon request by the City. If the traffic calming improvements are not implemented by October 15, 2007, all unexpended funds shall be refunded to the Owner. The City constructed the traffic calming improvements, and requested the prior owner of the Property to pay the contribution on November 9, 2005, but there are no immediately available records that such contribution was ever received by the City. Upon evidence of prior payment of such funds that is satisfactory to the County, the requirements of this Paragraph 4 shall be deemed satisfied. In the event the Owner has not produced such evidence to the County by March 31, 2010, the Owner shall contribute the funds to the City within thirty (30) days of a written request from the City, provided that such request is made no sooner than April 1, 2011. At the time such funds are delivered to the City, the Owner shall provide notice of such payment to the County.

5. **Cash Proffer for Charlottesville Area Transit ("CAT") Commercial Corridor "Jitney Service":** Upon the request of the County, the Owner shall contribute Twenty Thousand Dollars ($20,000.00) per annum or an amount equal to twenty percent (20%) of the annual operating and maintenance costs, whichever is less, for a period not to exceed five years for operating and/or maintaining a dedicated "jitney bus" service to retail commercial developments, including Stonefield, along the Route 29 Corridor. If the CAT "jitney service" is not placed into operation by the date of issuance of the first occupancy permit for a commercial building in Stonefield, then the Owner shall contribute Seven Thousand Dollars ($7,000.00) per annum, for a period not to exceed five years, to CAT for costs associated with operating existing CAT bus route(s) that provide service to Stonefield.

6. **Cash Proffer for Capital Improvements:** The Owner shall contribute One Million Five Hundred Thousand Dollars ($1,500,000.00) (hereinafter referred to as the "Total Contribution") to the County for the purpose of funding capital improvements related to Stonefield. The contribution shall be paid as follows: (a) Three Hundred and Seventy Five Thousand Dollars ($375,000.00) shall be contributed to the County within thirty (30) days after the first final site plan or subdivision plat containing residential dwelling units is approved for Stonefield; (b) an additional Three Hundred and Seventy Five Thousand Dollars ($375,000.00) of the total contribution shall be contributed to the County prior to the issuance of a certificate of occupancy for the first residential dwelling unit in Stonefield, and (c) the remaining Seven Hundred Fifty Thousand Dollars ($750,000.00) of the Total Contribution shall be paid on a pro rata basis of Three Thousand Dollars ($3,000.00) per residential dwelling unit at the time certificates of occupancy are issued for the first two hundred fifty (250) dwelling units. No additional contribution shall be required for the next two hundred fifty (250) dwelling units.

Original Proffer:
Amendment: X

If, five (5) years from the date of approval of the first final site plan or subdivision plat for residential dwelling units, the Total Contribution has not been fully paid, the balance of the Total Contribution shall be contributed to the County within thirty (30) days upon request by the County. If this fund has not been exhausted by the County for the stated purpose within five (5) years from the date the last contribution is made, all unexpended funds shall be refunded to the Owner.

In addition to the foregoing, after building permits have been issued for the first five hundred (500) dwelling units within Stonefield, the Owner shall pay to the County Three Thousand Dollars ($3,000.00) prior to the issuance of a building permit for each new residential dwelling unit thereafter.

7. **Construction of Frontage improvements on Route 29 and Hydraulic Road:** At its expense, the Owner shall plan, design, bond and construct travel lane improvements to be dedicated for public use on its Hydraulic Road and Route 29 frontage. The design shall be submitted with the first site plan for the initial phase of Stonefield. The subject frontage improvements are depicted by Exhibit F, "Short Term Route 29 Transportation Improvements." The County may require these improvements to be completed as a prerequisite to the issuance of any certificates of occupancy. The construction of the subject improvements shall be deemed complete when they are constructed in conformance with the plans approved by VDOT and opened to public use as approved by VDOT.

8. **Construction of Off-Site Improvements:** Upon request by the County or as provided herein, the Owner shall plan, design, bond and construct off-site transportation improvements in the County and the City, as depicted on Exhibit F, "Short Term Route 29 Transportation Improvements". If the improvements are required to be constructed, the County may require these improvements to be completed as a prerequisite to the issuance of any certificates of occupancy. Construction shall be deemed complete when the improvements are constructed in conformance with the plans approved by VDOT and opened to public use as approved by VDOT.

A. **Off-site Improvements in the County at the Northwest Quadrant of the Hydraulic Road/Route 29 Intersection.** The engineering, plats and construction documents for off-site improvements in the County shall be submitted with the first final site plan for Phase 1 of Stonefield.

B. **Off-site Improvements in the City at the Northeast Quadrant of the Hydraulic Road/Route 29 Intersection (numbered items 4 and 11 on Exhibit F).** The Owner shall submit the engineering, plats and construction documents (the "Plans") for the improvements in the City of Charlottesville to the City of Charlottesville by January 11, 2012. The Owner shall diligently pursue approval of the Plans in the City. If the City does not approve the Plans by July 11, 2012, the Owner shall not be required by this proffer to construct any improvements for which approvals have not been obtained. The Owner shall not be required by this proffer to acquire or otherwise pay for right of way in the City for these improvements.

Original Proffer:
Amendment: X

If the improvements are required to be constructed, the Owner shall complete construction of the improvements for which right of way is available within twelve (12) months after the issuance of the first certificate of occupancy within Stonefield. Construction shall be deemed complete when the improvements are constructed in conformance with the plans approved by VDOT and opened to public use as approved by VDOT.

This Paragraph 8(B) is subject to the terms of Paragraph 14, "Substituted Transportation Improvements."

9. **Reservation and Dedication of land for Regional Route 29 and Hydraulic Road Intersection Improvements:** The Owner shall reserve for the future dedication to the Commonwealth of Virginia certain land on the Property in the County for certain short-term transportation improvements for the Route 29 and Hydraulic Road intersection (the "Short-Term Route 29/Hydraulic Road Improvements") as follows: (a) the land shown as "Parcel A 6,511 S.F." on the plat of Kirk Hughes and Associates dated March 3, 2009, last revised March 25, 2010, which plat is attached hereto as Exhibit H; and (b) any portions of the parcels shown as "Parcel One Future Right of Way 1,117 S.F.," "Parcel Two Future Right of Way 9,079 S.F.," "Parcel Four Future Right of Way 1,660 S.F.," and "Parcel Five Future Right of Way 790 S.F.," on the Official Map adopted by the County on December 2, 2009, a copy of which Official Map is attached hereto as Exhibit I, that are required by VDOT for the Short-Term Route 29/Hydraulic Road Improvements (collectively, the "Short-Term Improvements Dedication Area"), provided, however, that the subdivision plats depicting the Short-Term Improvements Dedication Area are subject to final approval by the County Department of Community Development and that the precise boundaries and size of the Short-Term Improvements Dedication Area may be adjusted accordingly.

The Owner shall dedicate the Short-Term Improvements Dedication Area to the Commonwealth of Virginia in fee simple by October 1, 2010, or within thirty (30) days after the County approves the subdivision plat necessary to dedicate the Short-Term Improvements Dedication Area, whichever is first to occur. In addition to the dedication of the Short-Term Improvements Dedication Area, the Owner shall dedicate and convey all necessary drainage and construction easements for the Short-Term Route 29/Hydraulic Road Improvements. If the Short-Term Improvements Dedication Area is not dedicated and conveyed as part of a subdivision plat, the Owner shall pay all costs of surveying and preparing legal documents in a form acceptable to the Office of the Attorney General necessary to dedicate and convey the Short-Term Improvements Dedication Area land.

After dedication and until the subject regional transportation improvements are funded for construction, the Owner shall, at the request of the County, and with the consent of the Commonwealth of Virginia, maintain the Short-Term Improvements Dedication Area land until requested by the County to no longer do so provided the Owner is granted the right to the exclusive use of the land for landscaped open space, a pocket park, temporary parking, fencing, signage, utilities or other purpose as may be approved with the final site plan for the first phase of Stonefield. Upon being requested by the County to no longer maintain the

Original Proffer:
Amendment: X

land, the Owner shall cease all use of the land and remove all improvements established by the Owner that the County requests be removed.

In the event that the adopted design for future public intersection improvements does not require the utilization of all of the Short-Term Improvements Dedication Area land, upon the Owner's request, the residual portion of the dedicated land shall be transferred to the Owner at no expense to the Owner. The deed(s) of dedication for the Short-Term Improvements Dedication Area may provide for such conditions.

10. **Reservation and Dedication of Additional Land for Route 29 and Hydraulic Road Intersection Improvements:** The Owner shall reserve for future dedication to the County, subject to the conditions herein below, certain additional land on the Property for the right of way for future Hydraulic Road and Route 29 related regional transportation improvements (the "Long-Term Route 29/Hydraulic Road Improvements") as follows: (a) the area shown as "Parcel A1 1,432 S.F." on Exhibit II; and (b) any portions of the parcels shown on Exhibit I that were not previously dedicated to the Commonwealth of Virginia for the Short-Term Route 29/Hydraulic Road Improvements pursuant to the Paragraph 9 herein (collectively, the "Long-Term Improvements Dedication Area") provided, however, that the subdivision plats depicting the Long-Term Improvements Dedication Area are subject to final approval by the County Department of Community Development and that the precise boundaries and size of the Long-Term Improvements Dedication Area may be adjusted accordingly.

The Owner shall dedicate the Long-Term Improvements Dedication Area to the County within ninety (90) days after the County's request for such dedication, and such dedication shall include the dedication and conveyance of all necessary drainage and construction easements for the Long-Term Route 29/Hydraulic Road Improvements. If the Long-Term Improvements Dedication Area is not dedicated and conveyed as part of a subdivision plat, the Owner shall pay all costs of surveying and preparing legal documents in a form acceptable to the County Attorney's Office necessary to dedicate and convey the Long-Term Improvements Dedication Area.

Until the Long-Term Improvements Dedication Area land is dedicated, the Owner shall maintain the land and shall retain the right to the exclusive use of the land for landscaped open space, a pocket park, temporary parking, fencing, utilities or other purposes as may be approved with the first final site plan for Phase 1 of Stonefield.

The conditions on the subject reservation and dedication shall be as follows:

(a) In the event that the adopted design for future public intersection improvements does not require the utilization of all of the Long-Term Improvements Dedication Area land, upon request of the Owner the residual portion shall be released by the County from the reservation or, if the land has been dedicated, upon request of the Owner title shall be transferred back to, and for the use of, the Owner at no expense to Owner. The deed(s) of dedication for the Long-Term Improvements Dedication Area may provide for such conditions.

Original Proffer:
Amendment: X

(b) The design and construction of the Long-Term Route 29/Hydraulic Road Improvements shall substantially maintain the access, function, and continuity of service of the planned intersection of Swanson Road (Extended) and existing Hydraulic Road into Stonefield at the location of the existing Swanson Road and Hydraulic Road intersection; otherwise this proffer becomes null and void.

11. **Signalization of Hydraulic Road and Route 29 Intersections:** The Owner shall be responsible for traffic signalization improvements as follows:

A. The Owner at its expense shall engineer, bond, and construct traffic signalization improvements at the intersection of District Avenue and Hydraulic Road. The traffic signalization improvements at this intersection shall be constructed when the County or VDOT request installation of such, but in any event prior to the issuance of a certificate of occupancy for any building in Blocks A, B, C or D, provided that such signal is warranted by the traffic volumes or is otherwise approved by VDOT.

B. Owner at its expense shall engineer, bond and construct traffic signalization improvements at the intersection of District Avenue and U.S. Route 29. The traffic signalization improvements at this intersection shall be constructed when the County or VDOT request installation of such, but in any event prior to the issuance of a certificate of occupancy for any building in Blocks E, F or G, provided that such signal is warranted by the traffic volumes or is otherwise approved by VDOT, provided that such signal is warranted by the traffic volumes or is otherwise approved by VDOT.

12. **Commonwealth Drive Connection:** Upon demand of the County, but no earlier than the issuance of a building permit for any building within Block F, the Owner shall reserve right-of-way along the northern edge of the parking lot in Block F of the Property for a future street connection to Commonwealth Drive through the "Comdial Property" (TM 61W-3-18). The future connection will be a two lane facility.

Upon the request of the County, the Owner shall engineer, bond and construct both the on-site and the off-site portions of the connection to Commonwealth Drive on the "Comdial Property" provided that easements and acquisition of right-of-way as may be necessary for such construction for the connection through off-site properties for this improvement have been granted at no cost to the Owner, and the request for such connection through the off-site property is made by the County prior to October 15, 2020. Upon the request of the County, the connection shall be completed by the Owner within twelve (12) months from the date of satisfaction of the conditions as set forth above.

13. **Other "Super Block" Street Connections:** The Owner shall reserve land and grant construction and permanent access easements or right of way at no expense to the County for the purposes of future construction (by others) of inter-parcel street connections within the "Super Block" at the following locations; Houston Street (formerly known as First Street) (to west to Commonwealth Drive), Blackbird Lane (formerly known as Third Street) (to west to Commonwealth Drive), District Avenue (formerly known as Cedar Hill Road Extended) (in Block F north to "Comdial Property"), District Avenue (formerly known as Fourth Street)

Original Proffer:
Amendment: X

(between Blocks F and G north to "Comdial Property"), Swanson Road Extended (to north to "Sperry Property") and at two additional locations into Sperry Property.

The locations for easement or right of way reservation and dedication are as generally depicted on Exhibit A and labeled thereon as "Future Extension." However, the locations and numbers of such inter-parcel street connections may be modified by the Owner upon a variation granted by the County Planning Director. These easement or right of way locations shall be identified, platted and dedicated at the request of the County in conjunction with subsequent site plan applications for Stonefield.

14. **Substituted Transportation Improvements.**

A. In lieu of constructing the improvements referenced in Paragraph 8(B) herein, which Paragraph 8(B) refers to certain off-site improvements in the City of Charlottesville at the northwest quadrant of the Hydraulic Road/Route 29 intersection, and also other improvements along the City side of Route 29 between Hydraulic Road and Greenbrier Drive, which improvements are collectively hereinafter referred to as the "Paragraph 8(B) Improvements", the Owner may elect, in its sole discretion, and on the terms and conditions contained in this Paragraph 14, to contribute cash to the City for certain transportation improvements in the City known as the "Rte. 29/250 Bypass Interchange Improvement Project" identified as VDOT and City project number 0029-104-248 (the "Substituted Improvements Project").

B. In the event the Owner elects to contribute cash toward the Substituted Improvements Project (the "Owner's Contribution") in lieu of constructing the Paragraph 8(B) Improvements, the following terms shall apply:

1. The Owner shall notify the County's Director of Community Development (the "Director") in writing of its election within sixty (60) days after the approval of the first final site plan for Phase 1 of Stonefield (the "Notice"). The Owner shall also send a copy of the Notice to the City Development Services Manager at the same time it is sent to the Director.

2. The submission of the Notice to the Director shall suspend the deadline for the Owner to submit the Plans (as "Plans" is defined in Paragraph 8(B)) to the City, if applicable.

3. The amount of the Owner's Contribution to the Substituted Improvements Project shall be subject to a written agreement between the Owner and the City (the "City Agreement"). Within ten (10) days after full execution of the City Agreement, the Owner shall provide a copy of the City Agreement to the Director.

4. Within six (6) months after the Notice is sent to the Director, or within sixty (60) days after execution of the City Agreement, whichever is later to occur, the Owner shall contribute a portion of the Owner's Contribution to the City in the amount of One Million Dollars ($1,000,000), less any amounts credited by the City and VDOT to the Owner for planning and design work on the Paragraph 8(B) Improvements (the "Net Contribution"). The Net Contribution may be in the form of cash or a letter of credit issued by a bank approved by the

Original Proffer:
Amendment: X

City, or a combination thereof. The City Agreement shall set forth the terms of and schedule for draw down of the Net Contribution.

5. In the event that the Substituted Improvements Project is terminated, or has not otherwise been completed (as described herein) within thirty-six (36) months after the City receives the Net Contribution (which thirty-six (36) month period may be extended by mutual agreement of the Charlottesville City Manager and the Albemarle County Executive), and upon the City's refunding of the Net Contribution to the Owner pursuant to the City Agreement, the Owner shall forward funds equal to Five Hundred Thousand Dollars ($500,000) to the County for funding transportation improvements in the vicinity of the U.S. Route 29/Hydraulic Road intersection identified in the County's Capital Improvements Program. In the event such funds have not been expended by the County for the stated purpose within ten (10) years from the date the funds were contributed to the County, all unexpended funds shall be refunded to the Owner. Construction of the Substituted Improvements Project shall be deemed complete when the improvements are accepted by the appropriate public entity or are bonded for the entity's acceptance.

6. Notwithstanding the provisions of Paragraph 14(B)(5) herein, upon the City's receipt of the Net Contribution, the Owner shall be relieved of any obligation to construct the Paragraph 8(B) Improvements.

(Signature Pages Immediately Follow)

Original Proffer:
Amendment: X

WITNESS the following signatures:

ALBEMARLE PLACE EAAP, LLC,
a Delaware limited liability company

By: [signature]
Jodie W. McLean, President

ALBEMARLE REALTY (E&A), LLC,
a South Carolina limited liability company

By: Edens Realty, Inc., a South Carolina corporation, its Sole member

By: [signature]
Jodie W. McLean, President

Original Proffer:
Amendment: X

THE HAVEN AT STONEFIELD, LLC
a South Carolina limited liability company
By: Schroeder Development Associates, its manager

By: [signature]

Printed Name: A Foster Chapman

Title: President

COUNTY OF ALBEMARLE
MEMORANDUM

TO: Gerald Gatobu

FROM: Wayne Cilimberg, Director of Planning

DATE: May 16, 2011

RE: Albemarle Place (Stonefield) Preliminary Site Plan, March 21, 2011

Determinations Under Section 8.5.5.3

Section 8.5.5.3 of the Zoning Ordinance allows the Director of Planning to allow a site plan to vary from an approved general development plan or code of development in the Neighborhood Model District if, among other provisions, the director determines that the variation is in general accord with the purpose and intent of the approved application plan and code. The following is an analysis of certain features previously identified or currently being requested to vary from the approved application plan and code as they relate to the current site plan (dated March 21, 2011). Features consistent with the plan and code or variations allowable under Section 8.5.5.3 are so noted.

Theater Location and Relationship to Hydraulic Road (Previously addressed in 5/25/06 variation)

The proposed relocation of the theater from the southwest corner of the site to a location along Hydraulic Road east of Cedar Hill Road varies from the application plan that prescribes townhouses along this portion of Hydraulic Road. The intent of the townhouses was to "activate" this edge of the project and provide a visible transition from Hydraulic Road, an Entrance Corridor, to the back of the department store proposed in the application plan. Staff has previously indicated that the applicant needs to demonstrate that the proposed changes will be a suitable design substitute for the townhouse units shown on the application plan, most particularly to the satisfaction of the ARB.

This is an allowable variation provided that all ARB conditions are complied with.

Second Floor Uses (Previously addressed in 5/25/06 Variation)

The application plan illustrated uses on both the first floor and upper levels throughout the project. While vertical mixed use would be a positive and desirable feature of this development, it was not a requirement of the application plan and code. Thus, the site plan is considered consistent.

Block A (Previously noted in 9/28/09 Advisory Comments)

Parking lots adjacent to Rt. 29 and Hydraulic Rd. in the initial plan are to be relegated (that is that it is not any closer to the street than the front line of the buildings along the street) and/or screened to the satisfaction of the ARB.

Block B (Previously noted in 9/28/09 Advisory Comments)

Parking lots adjacent to Rt. 29 in the initial plan are to be relegated (that is that it is not any closer to the street than the front line of the buildings along the street) and/or screened to the satisfaction of the ARB.

Block C (Previously noted in 9/28/09 Advisory Comments)

Please refer to theater location and relationship to Hydraulic Rd. above. Also, note that the Code of Development says minimum 2 stories (up to 5) except for restaurants, outdoor cafes and retail kiosks in Block C.

Block E

Note 3/12/07 variation, if still applicable (attached).

4/29/11 Variation Requests:

#s 1, 2 and 3 – Changes to the location, design, layout, size and orientation of each plaza, civic, open and green space are granted consistent with the findings under Section 8.5.5.3 (c.) as you have presented and are permissible as depicted.

#s 4, 5 and 6 – Modifications to allow for the width of sidewalks, planting strips and planters can be granted consistent with the findings under Section 8.5.5.3 (c.) as you have presented subject to: a minimum sidewalk width of 5' between planting strips/boxes and the interior edge of sidewalks; no parking overhang onto sidewalks in parking lots next to sidewalks; and all planting strips/boxes located between edge of street and sidewalk and a minimum of 5'.

#7 – Change to the design of Stonefield Blvd. from a four (4) lane section to a (2) lane section as noted can be granted consistent with the findings under Section 8.5.5.3 (c.) as you have presented subject to County Engineer/VDOT approval based on applicable traffic studies.

#8 – Change to the layout and orientation of parking spaces along Inglewood Drive such that the spaces are oriented perpendicular to Inglewood cannot be granted as Inglewood will function as a parallel street to the narrowed Stonefield Blvd. (see #7 above) and such parking is not in general accord with the purpose and intent of the approved rezoning for the Albemarle Place street system. Parallel parking is desired, but it is possible for angled parking to be considered under County regulations (provided this street is approved as a private street), dependent on the impact of the angled parking to the functionality of the street based on applicable traffic studies.

#9 – Modification of Main St. design to allow curbless sections can be granted consistent with the findings under Section 8.5.5.3 (c.) as you have presented subject to County Engineer approval.

#10 – Allowance of Stonefield Blvd. as the only road dedicated to public use within the project is an option permitted on pages 28 and 29 of the Code of Development under "Street Classifications" and is subject to review under applicable ordinance provisions.

#11 – Allowance of right-in turn from southbound Rt. 29 into Block B can be granted consistent with the findings under Section 8.5.5.3 (c.) as you have presented subject to County Engineer/VDOT approval based on applicable traffic studies.

#12 – Modification of the Block D and Block E boundaries is granted consistent with the findings under Section 8.5.5.3 (c.) as you have presented and is permissible as depicted.

#13 – Allowance of six (6) story hotel as long as it is no taller than ninety (90) feet is granted consistent with the findings under Section 8.5.5.3 (c.) as you have presented and is permissible as depicted.

#14 – Modification to allow for 5' minimum sidewalks along exterior of rear of some buildings can be granted consistent with the findings under Section 8.5.5.3 (c.) as you have presented subject to no parking overhang onto sidewalks in parking lots next to sidewalks.

#15 – Changes to the width of the buffer area at the western edge of the project property to a minimum of 10' can be granted consistent with the findings under Section 8.5.5.3 (c.) as you have presented subject to compliance with the second paragraph on page 18 of the Code of Development under "Exterior Landscaping and Visual Impact Mitigation" and any site plan requirements that might be applicable, including screening of objectionable features.

5/13/11 Variation Request:

Replacement of North and South New Main Streets between Buildings D1 and D2 with a single road is granted consistent with the findings under Section 8.5.5.3 (c.) as presented and is permissible as depicted.

Please note that development under this request is still subject to all other applicable zoning, site plan and building permit provisions and these variations do not supersede those requirements.

COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596
Phone (434) 296-5832 Fax (434) 972-4126

November 25, 2013

Steven F. Teets, L.S.
7200 Wisconsin Ave #400
Bethesda, Md 20814

RE: **ZMA201300009/Albemarle Place/Stonefield Proffer Amendment**
TAX MAP 61W/SECTION 3/PARCELS 19A, 19B, 23, 24 and 25

Dear Mr. Teets:

On November 13, 2013, the Board of Supervisors approved the above noted NMD rezoning application subject to the application plan dated October 21, 2013, code of development dated October 21, 2013 and attached proffers dated November 13, 2013. Please refer to these documents for any future applications and requests on this property.

Please be advised that although the Albemarle County Board of Supervisors took action on the project noted above, no uses on the property as approved may lawfully begin until all applicable approvals have been received and conditions have been met. This includes:

- **compliance with applicable PROFFERS;**
- **compliance with requirements of the CODE OF DEVELOPMENT;**
- **approval of and compliance with a SITE PLAN; and**
- **approval of a ZONING COMPLIANCE CLEARANCE.**

Before proceeding with further use of this property or should you have questions regarding the above-noted action, please contact Rebecca Ragsdale at 296-5832.

Sincerely,

V. Wayne Cilimberg
Director of Planning

CC: Albemarle Place EAAP LLC
P O Box 528
Columbia Sc 29202

File

Albemarle Place/Stonefield

PROFFER FORM
AMENDMENT TO PROFFERS

Date: November 13, 2013
ZMA # 2013-00009 Albemarle Place/Stonefield
Tax Map and Parcel Numbers: 061W0-03-00-019A0 (as it has been subdivided), 061W0-03-00-019B0 (as it has been subdivided), 061W0-03-00-02300, 061W0-03-00-02400, and 61W0-03-00-02500

65.034 Acres zoned Neighborhood Model District (NMD) to be rezoned to Neighborhood Model District (NMD)

This instrument amends those certain Proffers dated March, 13, 2012, for ZMA # 2011-00007 Albemarle Place/Stonefield ("ZMA 2011 Proffers"). Except as expressly amended herein, the ZMA 2011 Proffers shall remain unchanged and to the extent that any terms, conditions and obligations contained in the ZMA 2011 Proffers have not been fully met, such terms, conditions and obligations shall remain in full force and effect.

Albemarle Realty (E&A), LLC, a South Carolina limited liability company, is the owner of a parcel of land that were subdivided from tax map parcel 061W0-03-00-019B0, which parcel is shown as "Lot D2", containing 5.487 acres, each on a plat entitled "Plat Showing Subdivision of Stonefield, Jack Jouett Magisterial District, Albemarle County, Virginia" dated July 15, 2011, last revised November 10, 2011, prepared by W.W. Associates, which plat is of record in the Clerk's Office of the Circuit Court of Albemarle County, Virginia in Deed Book 4135, page 215 (the "Lot D Parcel Subdivision Plat"). The Haven at Stonefield, LLC, a South Carolina limited liability company, is the owner of a parcel of land that was subdivided from tax map parcel 061W0-03-00-019B0, which parcel is shown as "Lot E2" containing 7.638 acres, on the Lot D Parcel Subdivision Plat.

MacFarlane Stonefield, LLC a Virginia limited liability company, is now the owner of a parcel that also was subdivided from tax map parcel 061W0-03-00-019B0, which parcel is shown as "Lot D3", containing 1.010 acres, on the Lot D Parcel Subdivision Plat.

Albemarle Place EAAP, LLC, a Delaware limited liability company, is the fee simple owner of tax map parcels 061W0-03-00-02300, 061W0-03-00-02400, 061W0-03-00-02500, and the residual portions of tax map parcels 061W0-03-00-019B0 and 061W0-03-00-019A0 that were not conveyed to either Albemarle Realty (E&A), LLC, MacFarlane Stonefield, LLC, or The Haven at Stonefield, LLC. For the purposes of these proffers, Albemarle Place EAAP, LLC, MacFarlane Stonefield, LLC, The Haven at Stonefield, LLC, and Albemarle Realty (E&A), LLC are collectively referred to herein as (the "Owner"). The term "Owner" as referenced herein shall include within its meaning the owner of record and successors in interest.

Tax map parcels 061W0-03-00-019A0, 061W0-03-00-02300, 061W0-03-00-02400, 061W0-03-00-02500, and 061W0-03-00-019B0 (including the lots created there from pursuant to the Lot D

Original Proffer:
Amendment: X

WITNESS the following signatures:

ALBEMARLE PLACE EAAP, LLC,
a Delaware limited liability company

By: [signature]
Jodie W. McLean, President

ALBEMARLE REALTY (E&A), LLC,
a South Carolina limited liability company

By: Edens Realty, Inc., a South Carolina corporation, its Sole member

By: [signature]
Jodie W. McLean, President

Original Proffer:
Amendment: X

THE HAVEN AT STONEFIELD, LLC
a South Carolina limited liability company

By: ______________________

Printed Name: ______________________

Title: ______________________

MACFARLANE STONEFIELD, LLC
a Virginia limited liability company

By: [signature]

Printed Name: Charles S. Macfarlane

Title: Managing Member

RESOLUTION TO APPROVE SPECIAL EXCEPTION TO VARY THE CODE OF DEVELOPMENT FOR ZMA2001-00007 STONEFIELD (FORMERLY ALBEMARLE PLACE)

BE IT RESOLVED that, upon consideration of the Memorandum prepared in conjunction with the special exception request and the attachments thereto, including staff's supporting analysis, and all of the factors relevant to the special exception in Albemarle County Code §§ 18-8.5.5.3, 18-33.5 and 18-33.49, the Albemarle County Board of Supervisors hereby approves the special exception to vary the Code of Development approved in conjunction with ZMA2001-00007 Stonefield (formerly Albemarle Place), subject to the conditions attached hereto.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a meeting held on February 5, 2020.

[signature]
Clerk, Board of County Supervisors

	Aye	Nay
Mr. Gallaway	Y	
Ms. LaPisto-Kirtley	Y	
Ms. Mallek	Y	
Ms. McKeel	Y	
Ms. Palmer	Y	
Ms. Price	Y	

ZMA2001-00007 Stonefield (formerly Albemarle Place) – Special Exception Conditions

1. The special exception applies to Block D1 as depicted on the application plan of ZMA201300009 entitled "Amended Application Plan – Full Build, Exhibit A," prepared by W/W Associates, dated October 21, 2013.
2. All rooftop mechanical equipment must be fully screened from the view of adjacent properties and adjacent public streets.
3. The following major elements of the development must be in general accord with the application plan for this Special Exception Request entitled "Special Exception Application: Stonefield Block D1", prepared by Mitchell Matthews Architects, dated November 4, 2019, and revised December 23, 2019:
    a. Structured parking
    b. Less than or equal to the maximum number of stories along each street, as shown on Sheet 7.

NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE
1	ADDED SPECIAL EXCEPTION	JDB	05/21/20				

COMMONWEALTH OF VIRGINIA
JOHN DAVID BEIRNE JR
Lic. No. 042267
05-21-20
PROFESSIONAL ENGINEER

WW ASSOCIATES
ENGINEERS SURVEYORS PLANNERS
PO Box 4119, Lynchburg, VA 24502, Phone: 434.316.6080
968 Olympia Dr, Suite 1, Charlottesville, VA 22911, Phone: 434.984.2700
www.wwassociates.net

DESIGNED BY: JDB	PROJECT: STONEFIELD BLOCK D–1 FINAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA			SET REV. NO. 1
DRAWN BY: JDB				DRAWING NUMBER: C–5
DIHR BY: HFW	TITLE: PROFFERS, VARIATIONS, & SPECIAL EXCEPTIONS			
WWA NUMBER: 219040.03	FILE NAME: 904003C_ND–4.dwg	DISCIPLINE: CIVIL	SCALE: H: AS SHOWN V: N/A	DATE: 02/28/20	SHEET NUMBER: 5 of 12

INGLEWOOD DRIVE

STATE ROUTE 743 - HYDRAULIC ROAD (R/W WIDTH VARIES) D.B. 4467 P. 302

INGLEWOOD DRIVE

DISTRICT AVE.

BOND ST.

BLOCK D-1

PUBLIC EASEMENT D.B. 224 P. 145 D.B. 741 P. 249

EX 15' CENTRAL TELEPHONE COMPANY ESMT. D.B. 4282 P. 743

EX 15' POWER ESMT D.B. 4160 P. 199

EX VARIABLE WIDTH POWER ESMT D.B. 4160 P. 199

EX 20' ACSA WATER EASEMENT D.B. 4391 P. 331

23' INGRESS/EGRESS EASEMENT D.B. 4135 P. 249

EX 12" WATER LINE

EX 8" SAN

SAN MH TOP=499.86 INV OUT=488.04

BM PK NAIL EL=518.26

BM PK NAIL EL=500.08

N80°21'13"E 208.44'

N80°21'13"E 1.79'

S37°06'30"W 25.95'

S09°38'30"E 13.18'

N80°21'13"E 13.50'

N41°00'51"E 8.36'

N83°11'02"E 26.37'

S52°58'46"W 50.77'

S08°02'24"W 208.53'

S19°37'24"W 64.94'

S08°58'47"W 244.00'

Δ=005°10'06" R=126.50' CL=11.41' L=11.41' CHD=S17°33'55"W

Δ=022°07'39" R=127.50' CL=48.93' L=49.24' CHD=N26°02'41"E

Δ=023°21'47" R=203.50' CL=82.41' L=82.98' CHD=S23°40'06"W

Δ=008°09'46" R=201.50' CL=28.68' L=28.71' CHD=N16°04'05"E

Δ=011°40'27" R=260.01' CL=52.89' L=52.98' CHD=N24°27'48"E

Δ=011°39'25" R=94.00' CL=19.09' L=19.12' CHD=N36°07'45"E

SIGHT DISTANCE EASEMENT D.B. 4135 P. 249

SIDEWALK MAINTENENCE EASEMENT D.B. 4135 P. 249

VARIABLE WIDTH INGRESS/EGRESS EASEMENT D.B. 4135 P. 249

EX GASLINE EASEMENT D.B. 4186 P. 321

HYATT PLACE TMP 61W-03-24 MACFARLANE STONEFIELD LLC ZONED NMD D.B. 4165 P. 1

BLOCK D-3
HYATT PLACE HOTEL
6 STORIES
FFE=496.5

TO DISTRICT AVENUE BIOFILTER

SOIL TYPE (TYPICAL) SEE SOIL DATA THIS SHEET

SOIL DIVISION LINE (TYPICAL)

IF THIS DRAWING IS A REDUCTION GRAPHIC SCALE MUST BE USED

SCALE: 1" = 20'

20' 0 20'

LEGEND

21C / 21B = SOIL BOUNDARY

88 – UDORTHENTS, LOAMY, 2 TO 25 PERCENT SLOPES
HYDROLOGIC SOIL GROUP (NO RATING)
K FACTOR, WHOLE SOIL RATING (NO RATING)
K FACTOR, ROCK FREE RATING .24

27C – ELIOAK LOAM, 7 TO 15 PERCENT SLOPES
HYDROLOGIC SOIL GROUP B
K FACTOR, WHOLE SOIL RATING .28
K FACTOR, ROCK FREE RATING .28

34D – GLENELG LOAM, 15 TO 25 PERCENT SLOPES
HYDROLOGIC SOIL GROUP B
K FACTOR, WHOLE SOIL RATING .24
K FACTOR, ROCK FREE RATING .24

NO.	SHEET REVISION	BY	DATE

NO.	SHEET REVISION	BY	DATE

COMMONWEALTH OF VIRGINIA
JOHN DAVID BEHNE JR
Lic. No: 042267
05-21-20
PROFESSIONAL ENGINEER

WW ENGINEERS SURVEYORS PLANNERS ASSOCIATES
PO Box 4119 Lynchburg, VA 24502 Phone: 434.316.6080
960 Olympia Dr. Suite 1 Charlottesville, VA 22911 Phone: 434.984.2700
www.wwassociates.net

DESIGNED BY: JDB	PROJECT: STONEFIELD BLOCK D-1 FINAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA		SET REV. NO. 1
DRAWN BY: KTM	TITLE: EXISTING CONDITIONS		DRAWING NUMBER: C-6
DIHR BY: HFW			SHEET NUMBER: 6 of 12
WWA NUMBER: 219040.03	FILE NAME: 904003C_EX-1.dwg	DISCIPLINE: CIVIL	SCALE: H: 1"=20' V: N/A
			DATE: 02/28/20

C:\Users\jbehne\Documents\Stonefield D1\M - CAD\219040 Block D-1 Stonefield Site Plan\219040.03 Final Site Plan\904003C_EX-1.dwg

INGLEWOOD DRIVE

PUBLIC EASEMENT D.B. 224 P. 145 D.B. 741 P. 249

EX 15' CENTRAL TELEPHONE COMPANY ESMT. D.B. 4282 P. 743

EX 15' POWER ESMT D.B. 4160 P. 199

INGLEWOOD DRIVE

RELOCATE EXISTING FIRE HYDRANT ASSEMBLY

EX 20' ACSA WATER EASEMENT D.B. 4391 P. 331

23' INGRESS/EGRESS EASEMENT D.B. 4135 P. 249

DEMOLISH ASPHALT

EX 12" WATER LINE

EX 8" SAN

SAN MH TOP=499.86 INV OUT=488.04

NO LEFT TURN SIGN

SPEED LIMIT 25 SIGN

BM PK NAIL EL=518.26

BM PK NAIL EL=500.08

N80°21'13"E 1.79'

N80°21'13"E 13.50'

N37°21'47"E 208.44'

S37°06'30"W 25.95'

STATE ROUTE 743 - HYDRAULIC ROAD (R/W WIDTH VARIES) D.B. 4467 P. 302

ONLY

RIGHT TURN ONLY SIGN

EX VARIABLE WIDTH POWER ESMT D.B. 4160 P. 199

COMCAST VAULT

NTELOS VAULT

RIGHT TURN ONLY SIGN

DROP INLET TOP=514.83

N41°00'51"E 8.36'

TRAFFIC CROSSWALK POST

N83°11'02"E 26.37'

TRAFFIC LIGHT POLE

TRAFFIC VAULT

STONEFIELD MARQUIS SIGN

JUNCTION BOX

CONTRACTOR SHALL PROTECT EXISTING MARQUIS SIGN FROM CONSTRUCTION DAMAGE

DEMOLISH EXISTING RETAINING WALL AND HAND RAIL

CONTRACTOR SHALL PROVIDE SHORING TO PROTECT EMBANKMENT AS RETAINING WALL IS REMOVED. CONTRACTOR SHALL PROVIDE SHORING PLANS TO ENGINEER FOR APPROVAL.

BLOCK RETAINING WALL

4" WALL DRAIN PIPE INV=509.79

4" WALL DRAIN PIPE INV=511.68

4" WALL DRAIN PIPE INV=513.64

4" WALL DRAIN PIPE INV=504.32

4" WALL DRAIN PIPE INV=506.20

RAILING

Δ=005°10'06" R=126.51' CL=11.34' CHD=S17°33'55"W

Δ=022°07'39" R=127.50' CL=48.93' L=49.24' CHD=N26°02'41"E

Δ=02°21'47" R=203.50' CL=82.41' L=82.98' CHD=S23°40'06"W

Δ=008°09'46" R=201.50' CL=28.68' L=28.71' CHD=N16°04'05"E

DEMOLISH AND REMOVE EXISTING ASPHALT, CURBING, PAINT STRIPING, LAMP POSTS, ISLANDS AND LANDSCAPING AS INDICATED

BLOCK D-1

REMOVE EXISTING BUSHES AND TREES AS INDICATED (TYP)

REMOVE EXISTING LANDSCAPING

CONTRACTOR SHALL PROTECT EXISTING LIGHT POLES TO REMAIN FROM CONSTRUCTION DAMAGE (TYP)

STORM INLET TO BE DEMOLISHED

SITE DISTANCE EASEMENT TO BE ABANDONED

EXISTING STORM SEWER PIPING TO BE DEMOLISHED (TYP)

STORM INLET TO BE DEMOLISHED

STORM INLET TO BE DEMOLISHED

DROP INLET TOP=501.45

DROP INLET GRATE TOP=500.46

LAMP POST TO BE RELOCATED (SEE PHOTOMETRIC PLANS FOR DETAILS)

DISTRICT AVE.

CONTRACTOR TO SAW-CUT EDGE OF ASPHALT TO BE DEMOLISHED (TYP)

Δ=011°39'25" R=94.80' CL=19.09' L=19.12' CHD=N36°07'45"E

SDMH TOP=508.55

DROP INLET GRATE TOP=505.43

DROP INLET TOP=505.60

YARD INLET GRATE TOP=505.17

DROP INLET TOP=505.69

DROP INLET TOP=494.87

DROP INLET TOP=494.85

DROP INLET TOP=494.17

DROP INLET GRATE TOP=494.29 INV IN=489.14 INV OUT=488.04

COMCAST JUNCTION BOX

STOP SIGN

ELECTRICAL JUNCTION BOX

RELOCATE EXISTING COMCAST JUNCTION BOX (BY OTHERS)

DI-2B TOP TO BE REMOVED AND RELOCATED

CONCRETE SIDEWALK TO BE DEMOLISHED

DEMOLISH AND REMOVE EXISTING LAMP POST

DEMOLISH ASPHALT

DEMOLISH AND REMOVE EXISTING LAMP POST

FILTERRA TO BE RELOCATED

STORM INLET TO BE DEMOLISHED

HANDICAP PARKING SIGN

HANDICAP PARKING SIGN

MISCELLANEOUS SIGN

TURN RIGHT PARKING SIGN

RELOCATE EXISTING ELECTRICAL JUNCTION BOX (BY OTHERS)

(TO BE RELOCATED) VARIABLE WIDTH INGRESS/EGRESS EASEMENT D.B. 4135 P. 249

SIDEWALK MAINTENENCE EASEMENT D.B. 4135 P. 249 (TO BE RELOCATED)

SIGHT DISTANCE EASEMENT D.B. 4135 P. 249 (TO BE ABANDONED)

SIGHT DISTANCE EASEMENT D.B. 4135 P. 249

EX 12" WATER LINE

LANDSCAPED AREA

TRANSFORMER (TO BE RELOCATED)

PEDESTRIAN CROSSING AHEAD SIGN

STONE WALL

TRAFFIC VAULT

BOND ST.

S09°38'30"E 13.18'

GAS LINE TO BE RELOCATED

EX. GASLINE EASEMENT D.B. 4186 P. 321

TO DISTRICT AVENUE BIOFILTER

23' INGRESS/EGRESS EASEMENT D.B. 4135 P. 249

HYATT PLACE TMP 61W-03-24 MACFARLANE STONEFIELD LLC ZONED NMD D.B. 4165 P. 1

BLOCK D-3 HYATT PLACE HOTEL 6 STORIES FFE=496.5

SIGHT DISTANCE EASEMENT D.B. 4135 P. 249

IF THIS DRAWING IS A REDUCTION GRAPHIC SCALE MUST BE USED

SCALE: 1" = 20'

20' 0 20'

NOTE:

CONTRACTOR SHALL PROVIDE TREE PROTECTION FOR ALL TREES TO REMAIN.

LEGEND

= AREAS TO BE DEMOLISHED

= EXISTING FEATURE TO BE DEMOLISHED

NO.	SHEET REVISION	BY	DATE
1	ADDRESSED COUNTY COMMENTS	JDB	05/21/20

COMMONWEALTH OF VIRGINIA
JOHN D. BEHNE JR
Lic. No. 042267
05-21-20
PROFESSIONAL ENGINEER

WW ASSOCIATES
ENGINEERS SURVEYORS PLANNERS
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DESIGNED BY:	JDB
DRAWN BY:	KTM
DIHR BY:	HFW
WWA NUMBER:	219040.03
PROJECT:	STONEFIELD BLOCK D-1 FINAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA
TITLE:	DEMOLITION PLAN
FILE NAME:	904003C_EX-2.dwg
DISCIPLINE:	CIVIL
SCALE:	H: 1"=20' V: N/A
DATE:	02/28/20
SET REV. NO.	1
DRAWING NUMBER:	C-7
SHEET NUMBER:	7 of 12

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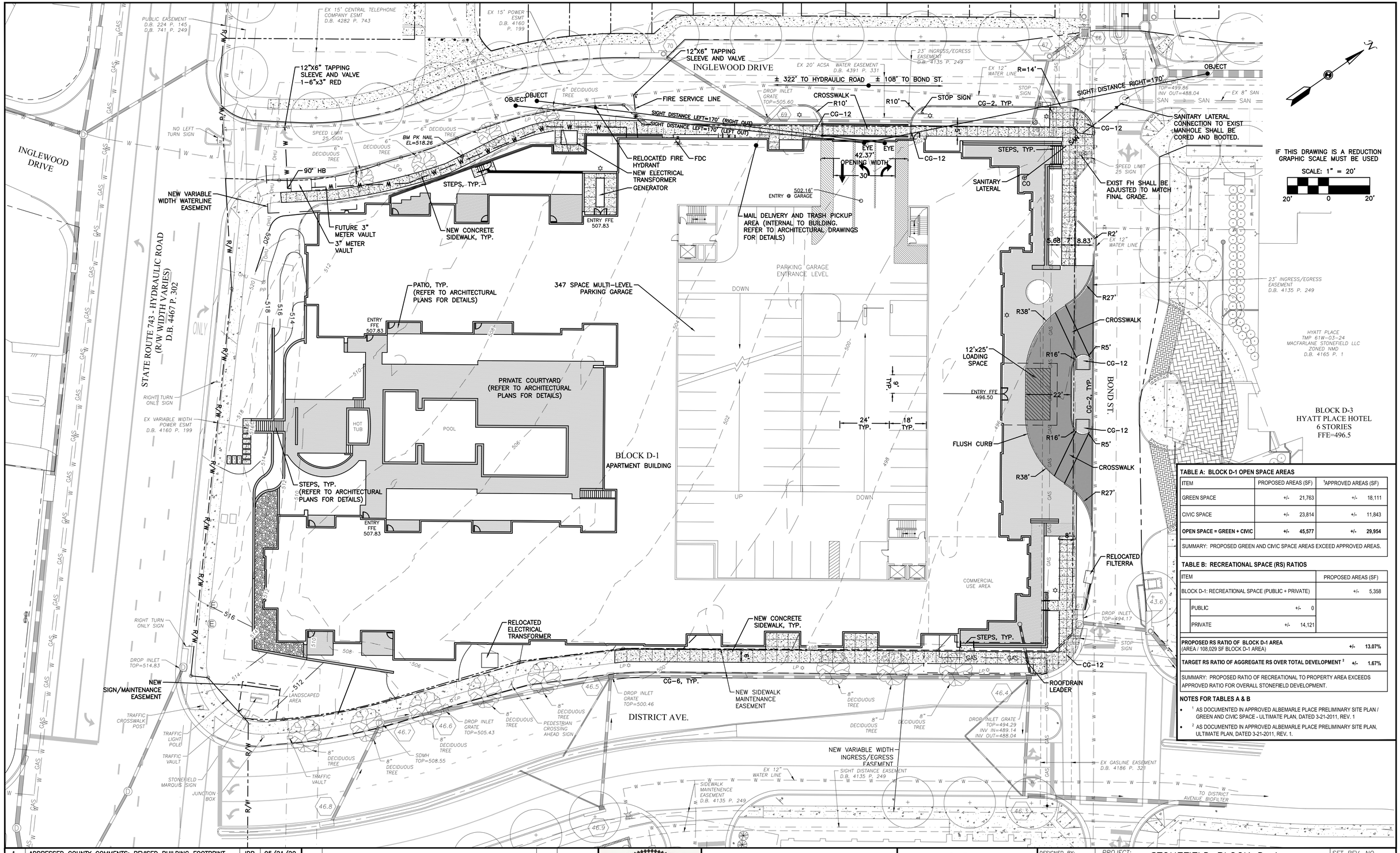


TABLE A: BLOCK D-1 OPEN SPACE AREAS

ITEM	PROPOSED AREAS (SF)	[1]APPROVED AREAS (SF)
GREEN SPACE	+/- 21,763	+/- 18,111
CIVIC SPACE	+/- 23,814	+/- 11,843
OPEN SPACE = GREEN + CIVIC	**+/- 45,577**	**+/- 29,954**

SUMMARY: PROPOSED GREEN AND CIVIC SPACE AREAS EXCEED APPROVED AREAS.

TABLE B: RECREATIONAL SPACE (RS) RATIOS

ITEM		PROPOSED AREAS (SF)
BLOCK D-1: RECREATIONAL SPACE (PUBLIC + PRIVATE)		+/- 5,358
	PUBLIC +/- 0	
	PRIVATE +/- 14,121	
PROPOSED RS RATIO OF BLOCK D-1 AREA (AREA / 108,029 SF BLOCK D-1 AREA)		**+/- 13.07%**
TARGET RS RATIO OF AGGREGATE RS OVER TOTAL DEVELOPMENT [2]		**+/- 1.67%**

SUMMARY: PROPOSED RATIO OF RECREATIONAL TO PROPERTY AREA EXCEEDS APPROVED RATIO FOR OVERALL STONEFIELD DEVELOPMENT.

NOTES FOR TABLES A & B

- [1] AS DOCUMENTED IN APPROVED ALBEMARLE PLACE PRELIMINARY SITE PLAN / GREEN AND CIVIC SPACE - ULTIMATE PLAN, DATED 3-21-2011, REV. 1
- [2] AS DOCUMENTED IN APPROVED ALBEMARLE PLACE PRELIMINARY SITE PLAN, ULTIMATE PLAN, DATED 3-21-2011, REV. 1.

NO.	SHEET REVISION	BY	DATE
1	ADDRESSED COUNTY COMMENTS; REVISED BUILDING FOOTPRINT	JDB	05/21/20

COMMONWEALTH OF VIRGINIA
JOHN DAVID BEANE JR
Lic. No. 042267
05-21-20
PROFESSIONAL ENGINEER

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WWA NUMBER:	219040.03
PROJECT:	STONEFIELD BLOCK D-1 FINAL SITE PLAN ALBEMARLE COUNTY, VIRGINIA
TITLE:	SITE LAYOUT PLAN
FILE NAME:	904003C_SP-1.dwg
DISCIPLINE:	CIVIL
SCALE:	H: 1"=20' V: N/A
DATE:	02/28/20
SET REV. NO.	1
DRAWING NUMBER:	C-8
SHEET NUMBER:	8 of 12

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INGLEWOOD DRIVE

STATE ROUTE 743 - HYDRAULIC ROAD (R/W WIDTH VARIES) D.B. 4467 P. 302

DISTRICT AVE.

BLOCK D-1

NEW DOGHOUSE MANHOLE W/DI-2B TOP TOP=501.08 INV IN=494.24 INV OUT=494.20

PROVIDE NEW MH-1 FRAME & COVER TOP=501.32

NEW ELECTRICAL TRANSFORMER

RELOCATED ELECTRICAL TRANSFORMER

GENERATOR

ENTRY @ GARAGE 502.18'

ENTRY FFE 507.83

ENTRY FFE 496.50

PARKING GARAGE ENTRANCE LEVEL

DOWN

UP

CONCRETE JUNCTION BOX

SCREENING WALL TW = 509.91 REFER TO ARCHITECTURAL PLANS FOR DETAILS.

SCREENING WALL TW = 518.33 REFER TO ARCHITECTURAL PLANS FOR DETAILS.

SCREENING WALL TW = 510.50 REFER TO ARCHITECTURAL PLANS FOR DETAILS.

SCREENING WALL REFER TO ARCHITECTURAL PLANS FOR DETAILS.

TOP OF WALL = 516.00

TOP OF WALL = 515.33 MAX. HEIGHT = 7.5'

TOP OF WALL = 509.50 MAX. HEIGHT = 2.0'

TOP OF WALL = 521.00 MAX. HEIGHT = 13.50'

TOP OF WALL = 518.33 MAX. HEIGHT = 5.0'

TOP OF WALL = 502.00 MAX. HEIGHT = 5.50'

RETAINING WALL W/HANDRAIL, TYP. TOP OF WALL = 498.00 MAX. HEIGHT = 3.23'

TW = 513.83 MAX. HEIGHT = 6.33'

TW = 511.33 MAX. HEIGHT = 3.83'

TW = 518.33 MAX. HEIGHT = 7.15'

TW = 516.33 MAX. HEIGHT = 5.15'

TW = 512.00 MAX. HEIGHT = 4.50'

TW = 509.91

POOL

HOT TUB

CONNECT TO EXISTING SIDEWALK IN LINE AND ON GRADE

CONNECT TO EXISTING CURB IN LINE AND ON GRADE

CONNECT TO EXISTING HANDICAPPED RAMP IN LINE AND ON GRADE

END FLUSH CURB, BEGIN CG-2. PROVIDE 5' TRANSITION FROM FLUSH CURB TO CG-2.

FLUSH CURB

SANITARY LATERAL

NEW GAS SERVICE

NEW SIDEWALK MAINTENANCE EASEMENT

NEW VARIABLE WIDTH INGRESS/EGRESS EASEMENT

ROOFDRAIN LEADER

RELOCATED FILTERRA TOP=494.50

TO DISTRICT AVENUE BIOFILTER

BOND ST.

HYATT PLACE
TMP 61W-03-24
MACFARLANE STONEFIELD LLC
ZONED NMD
D.B. 4165 P. 1

BLOCK D-3
HYATT PLACE HOTEL
6 STORIES
FFE=496.5

IF THIS DRAWING IS A REDUCTION GRAPHIC SCALE MUST BE USED

SCALE: 1" = 20'

20' 0 20'

COMCAST VAULT

NTELOS VAULT

TRAFFIC CROSSWALK POST

TRAFFIC LIGHT POLE

TRAFFIC VAULT

STONEFIELD MARQUIS SIGN

JUNCTION BOX

LANDSCAPED AREA

DROP INLET TOP=514.83

DROP INLET GRATE TOP=505.43

DROP INLET GRATE TOP=500.46

DROP INLET GRATE TOP=494.29 INV IN=489.14 INV OUT=488.04

DROP INLET TOP=494.17

SDMH TOP=508.55

SAN MH TOP=499.86 INV OUT=488.04

EX 12" WATER LINE

EX 8" SAN

STOP SIGN

SPEED LIMIT 25 SIGN

NO LEFT TURN SIGN

RIGHT TURN ONLY SIGN

PEDESTRIAN CROSSING AHEAD SIGN

BM PK NAIL EL=518.26

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DISCIPLINE:	CIVIL
SCALE:	H: 1"=20' V: N/A
DATE:	02/28/20

PROJECT: STONEFIELD BLOCK D-1
FINAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

TITLE: SITE GRADING PLAN

SET REV. NO. 1

DRAWING NUMBER: C-9

SHEET NUMBER: 9 of 12

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