WHITE GABLES MAJOR SITE PLAN AMENDMENT (SDP2020-_____)

AMENDMENT TO SITE PLAN SDP-2003-00034
FOR PAVILIONS II, IV, & VI

SAMUEL MILLER DISTRICT
ALBEMARLE COUNTY, VIRGINIA

GENERAL NOTES

OWNER: WHITE GABLES CHARLOTTESVILLE LC c/o
ROBINSON DEV GROUP INC
150 WEST MAIN STREET, SUITE 1100
NORFOLK, VA 23510

ENGINEER: COLLINS ENGINEERING
200 GARRETT ST, SUITE K
CHARLOTTESVILLE, VA 22902
(434) 293-3719

TAX MAP NO.: 06000-00-00-02600 DB 2660 PG 218

TOTAL PROJECT AREA: TOTAL SITE AREA: 3.44 ACRES (PROJECT AREA: 2.28 ACRES)

ZONING: C-O (COMMERCIAL OFFICE) WITH SPECIAL USE PERMIT ALLOWING RESIDENTIAL (MULTI-FAMILY) (SP-02-023). MANAGED SLOPES OVERLAY DISTRICT & ENTRANCE CORRIDOR OVERLAY DISTRICT

TOPO & SURVEY: SURVEY PROVIDED BY ROGER RAY & ASSOC, INC. TOPOGRAPHY IS FIELD SURVEY PERFORMED BY ROGER RAY & ASSOC, INC. IN JANUARY, 2009 AND UPDATED IN FEBRUARY 2020. TOPO FIELD VERIFIED BY COLLINS ENGINEERING IN JULY 2020.

DATUM: NAD83, NAVD 88

EXISTING TERRAIN: PROJECT AREA IS CURRENTLY A GRASS & WOODED AREA ADJACENT TO COMPLETED PHASES OF THE RESIDENTIAL NEIGHBORHOOD

EXISTING DEVELOPMENT: (3) MULTI-FAMILY CONDOMINIUM BUILDINGS EACH WITH (10) DWELLING UNITS FOR A TOTAL OF 30 RESIDENTIAL UNITS

PROPOSED: (3) MULTI-FAMILY CONDOMINIUM BUILDINGS EACH WITH (14) DWELLING UNITS FOR A TOTAL OF 42 RESIDENTIAL UNITS WITHIN THIS PHASE.

DENSITY: TOTAL ALLOWABLE DENSITY PER REQUIREMENTS OF THE SPECIAL USE PERMIT IS 76 RESIDENTIAL DWELLING UNITS. CURRENTLY THERE IS 30 EXISTING RESIDENTIAL UNITS AND THIS PROJECT PROPOSES 42 RESIDENTIAL UNITS FOR A TOTAL OF 72 DWELLING UNITS ON THE SITE.

WATER SUPPLY PROTECTION AREA: NOT APPLICABLE WITH THIS SITE PLAN AMENDMENT

WATERSHED / WATER RESOURCE AREA: RIVANNA RIVER DRAINAGE BASIN

DENSITY: NOT APPLICABLE WITH THIS SITE PLAN AMENDMENT

GREENWAY DEDICATION: NONE WITH THIS SITE PLAN AMENDMENT

BUILDING HEIGHTS: 60 FOOT HT MAXIMUM ALLOWED, 60' MAX. HT PROPOSED

SETBACKS: SEE SHEETS 2, 3, AND 4 FOR THE EXISTING 50' REAR SETBACK, 30' FRONT SETBACK, AND 215' FRONT BUILDING SETBACK

SUBDIVISION STREETS: EXISTING PRIVATE STREETS (PART OF THE OVERALL DEVELOPMENT)

UTILITIES (WATER AND SEWER): COUNTY PUBLIC WATER AND SANITARY SEWER

AGRICULTURAL/ FORESTAL DISTRICT: NONE

LIGHTING: SEE LIGHTING PLAN PROVIDED WITH THIS SITE PLAN AMENDMENT. LIGHTING SHALL CONFORM TO ALBEMARLE COUNTY LIGHTING AND DARK SKY ORDINANCE.

LANDSCAPING: A LANDSCAPING PLAN AS SHOWN HAS BEEN DESIGNED IN ACCORDANCE WITH ALBEMARLE COUNTY ORDINANCE SECTION 32.7.9.

TRASH RECEPTACLES: EACH OF THE (3) BUILDINGS SHALL HAVE INTERNAL TRASH BINS WITH A PRIVATE TRASH SERVICE FOR COLLECTION.

PHASING: THIS SITE SHALL BE DEVELOPED IN THREE PHASES, SEE PHASING PLAN SHEET 3.
PHASE I - BUILDING II
PHASE II - BUILDING IV
PHASE III - BUILDING VI

PARKING:
PARKING REQUIRED:
(2) SPACES PER RESIDENTIAL UNIT (ASSIGNED PARKING) + 1 SP/ 4 UNITS FOR GUEST PARKING
1. (30) EXISTING RESIDENTIAL UNITS = 60 REQUIRED PARKING SPACES
2. (42) PROPOSED RESIDENTIAL UNITS = 84 REQUIRED PARKING SPACES
3. GUEST PARKING REQUIRED = 72 UNITS x 1 SP/4 UNITS = 18 SPACES REQUIRED
3. COMMERCIAL OFFICE BUILDING/HOUSE = 4 SPACES REQUIRED
TOTAL PARKING REQUIRED = 166 SPACES

PARKING PROVIDED:
1. GARAGE PARKING SPACES = 147 SPACES
20 GARAGE SPACES PER BUILDING (PAVILION I, III, & V) = 60 SPACES
29 GARAGE SPACES PER BUILDING (PAVILION II, IV, & VI) = 87 SPACES
(INC. 6 HAND. PARKING SPACES, PLUS (2) LOADING SPACES 12'x25')
2. ONSTREET PARALLEL PARKING SPACES = 26 SPACES
TOTAL PARKING PROVIDED = 173 SPACES + (2) LOADING SPACES

STREAM BUFFERS/FLOODPLAIN: NOT APPLICABLE WITH THIS SITE PLAN AMENDMENT

RETAINING WALLS: (1) RETAINING WALL IS PROPOSED WITH THIS PLAN AMENDMENT, SEE GRADING SHEET FOR INFORMATION.

RECREATION: NOT APPLICABLE WITH THIS SITE PLAN AMENDMENT

LAND AREA (WITHIN 1.98 AC. LOD):

PARKING AND TRAVELWAYS	0.30 AC. (15.2%)
BUILDINGS:	0.81 AC. (40.9%)
SIDEWALKS:	0.02 AC. (1.0%)
TOTAL IMPERVIOUS AREA:	1.13 AC.
LAWN/OPEN SPACE AREA:	0.85 AC. (42.9%)

PAVED PARKING AND CIRCULATION AREA: 12,875 SF

CRITICAL SLOPES: SEE EXISTING CONDITIONS FOR THE LOCATION OF THE MANAGED SLOPES ON THE PROPERTY.

BURIAL SITES: NO CEMETERIES WERE FOUND DURING FIELD INVESTIGATION OF THE SITE WITHIN THE LIMITS OF THE PROJECT AREA.

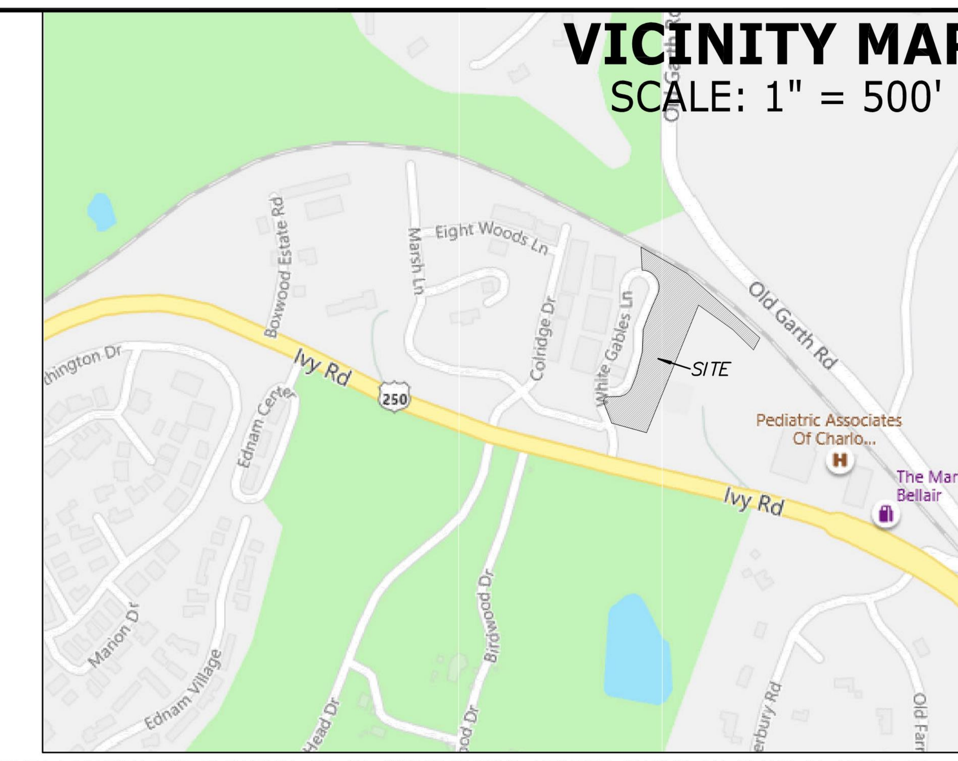
STORMWATER MANAGEMENT: A DRY STORMWATER MANAGEMENT DETENTION CELL AND DRY SWALES SHALL BE CONSTRUCTED AS SHOWN ON THE GRADING AND DRAINAGE PLAN. ADDITIONAL WATER QUALITY NUTRIENT CREDITS SHALL BE PURCHASED TO ACHIEVE THE NECESSARY REMOVAL RATES FOR THE DEVELOPMENT. SEE VSMP PLAN FOR FURTHER INFORMATION.

SCALE: 1" = 50'



ITE TRIP GENERATION: TRAFFIC IMPACT NUMBERS ARE BASED ON THE ITE TRIP GENERATION MANUAL, 10TH EDITION, CODE 220 WAS USED FOR THE DEVELOPMENT
EXISTING 30 CONDO DWELLING UNITS
PROPOSED 42 CONDO DWELLING UNITS
ADT RATE - 7.32 VPD PER DU = 520 ADT (260 ENTER/260 EXIT)
AM PEAK RATE - 0.46 VPD PER DU = 33 VPD (8 ENTER/25 EXIT)
PM PEAK RATE - 0.56 VPD PER DU = 40 VPD (25 ENTER/15 EXIT)

VICINITY MAP
SCALE: 1" = 500'



NOTES:
CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS, IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLANS.

THE CONTRACTOR MUST LOCATE ALL SURFACE AND SUB-SURFACE UTILITIES PRIOR TO ANY WORK ONSITE.

ANY SIDEWALK AND/OR CURB DAMAGE IDENTIFIED IN THE SITE VICINITY DUE TO PROJECT CONSTRUCTION ACTIVITIES AS DETERMINED BY THE VDOT INSPECTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. SIDEWALK WILL BE REPLACED AT THE DIRECTION OF THE VDOT INSPECTOR. ANY EXISTING SIDEWALK THAT IS CURRENTLY DAMAGED AND IN NEED OF REPAIR OR NOT IN COMPLIANCE WITH CURRENT STANDARDS SHOULD BE REPLACED AS PART OF THIS PROJECT AS WELL. IN ADDITION, ANY EXISTING CG-12S ALONG THE PERIMETER OF THE SITE SHOULD BE UPGRADED TO MEET CURRENT STANDARD IF NEEDED.

ALL SIGNING AND PAVEMENT MARKINGS SHALL BE CONSISTENT WITH THE MUTCD.

SPECIAL PERMIT CONDITIONS

1. THE APPROVED FINAL SITE PLAN SHALL BE IN GENERAL ACCORD WITH THE CONCEPTUAL PLAN (JANUARY 10, 2003 REVISION) (THE "CONCEPTUAL PLAN") AND SPECIAL PERMIT JUSTIFICATION DATED APRIL 22, 2002. MODIFICATIONS TO THE DESIGN OF THE INTERIOR LOOP ROAD, APPROVED BY THE DIRECTOR OF ENGINEERING AND PUBLIC WORKS TO ACCOMMODATE FIRE TRUCKS, SHALL BE DEEMED TO BE IN GENERAL ACCORD WITH THE CONCEPTUAL PLAN.

2. AS SHOWN ON THE CONCEPTUAL PLAN, NO NEW STRUCTURES SHALL BE LOCATED IN THE FRONT (SOUTHERN) PORTION OF THE PROPERTY. THERE SHALL BE A MINIMUM DISTANCE OF TWO HUNDRED FIFTEEN (215) FEET BETWEEN THE SOUTHERN-MOST STRUCTURE AND THE FRONT (SOUTHERN) PROPERTY LINE.

3. THE ENTRANCE ROAD SHOWN ON THE CONCEPTUAL PLAN SHALL BE CONSTRUCTED BY THE APPLICANT TO AN URBAN ROAD STANDARD FROM ITS JUNCTION WITH ROUTE 250 WEST TO THE INTERIOR LOOP, AND SHALL INCLUDE A SIDEWALK OR OTHER APPROPRIATE PEDESTRIAN PATH, CONSTRUCTED TO A STANDARD ACCEPTABLE TO THE DEPARTMENTS OF PLANNING AND COMMUNITY DEVELOPMENT AND ENGINEERING AND PUBLIC WORKS, ALONG ONE SIDE CONNECTING THE INTERIOR LOOP TO THE PUBLIC SIDEWALK AT IVY ROAD.

4. ALL ROADS ON THE PROPERTY CONNECTING TO ADJACENT PROPERTIES AS SHOWN ON THE CONCEPTUAL PLAN SHALL BE CONSTRUCTED BY THE APPLICANT TO AN URBAN SECTION STANDARD, WITH A MINIMUM WIDTH OF TWENTY (20) FEET, FINAL WIDTH TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN APPROVAL BY THE DIRECTOR OF ENGINEERING AND PUBLIC WORKS. ALL ROADS CONNECTING TO ADJACENT PROPERTIES SHALL INCLUDE A SIDEWALK OR OTHER APPROPRIATE PEDESTRIAN PATH ALONG ONE SIDE, CONSTRUCTED TO A STANDARD ACCEPTABLE TO THE DEPARTMENTS OF PLANNING AND ENGINEERING AND PUBLIC WORKS, PROVIDING A CONNECTION TO THE PUBLIC SIDEWALK

5. AN ACCESS EASEMENT HAS BEEN DEDICATED ON THE SUBJECT PROPERTY FOR TRAFFIC FROM THE N/F KAPPA SIGMA PROPERTY (TAX MAP 60, PARCELS 27 AND 27B, DB 2226-218, 225 PLAT & DB 2706-163, 168 & 169 PLAT). THIS ACCESS SHALL BE CONSTRUCTED BY THE APPLICANT TO THE SAME STANDARD AS REQUIRED IN CONDITION 4.

6. A CONSOLIDATED ENTRANCE WILL BE LOCATED TO THE WEST OF THE WHITE GABLES PROPERTY ON THE N/F KAPPA SIGMA PROPERTY (TAX MAP 60, PARCELS 27 AND 27B) AN ACCESS EASEMENT HAS BEEN DEDICATED TO CONNECT THE LEGAL RESEARCH GROUP PROPERTY (TAX MAP 50, PARCEL 25) TO THIS CONSOLIDATED ENTRANCE (DB 2226-218, 225 PLAT & DB 2706-163, 168 & 169 PLAT).)THE SEGMENT OF THE ACCESSWAY TO CONNECT THE WHITE GABLES PROPERTY TO THE LEGAL RESEARCH GROUP PROPERTY HAS BEEN CONSTRUCTED WITH THE PHASE II WHITE GABLES SITE PLAN. THE APPLICANT WILL CONTINUE TO WORK THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) AND THE COUNTY'S DIRECTOR OF ENGINEERING TO PHASE THE CONSTRUCTION OF THE RIGHT IN/RIGHT OUT ENTRANCE/EXIT ON THE WHITE GABLES PROPERTY TO REPLACE THE EXISTING ENTRANCE ONCE THE SAID CONSOLIDATED ENTRANCE IS CONSTRUCTED.

7. WITHIN EACH PAVILION SHOWN ON THE CONCEPTUAL PLAN, THE LARGEST CONDOMINIUM UNIT SHALL BE AT LEAST THIRTY (30) PERCENT LARGER, BASED ON FLOOR AREA, THAN THE SMALLEST UNIT WITHIN THE SAME PAVILION.

8. THE APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF THE VDOT RELATED TO DESIGN AND CONSTRUCTION OF THE ENTRANCE TO THE PROPERTY, AS OUTLINED IN ITS LETTER OF JANUARY 28, 2003 (ATTACHMENT H). THE APPLICANT SHALL BE RESPONSIBLE FOR THE COST OF A TRAFFIC SIGNAL AND ITS INSTALLATION (THE "SIGNAL") AT THE INTERSECTION OF ROUTE 250 WEST AND AN ACCESS POINT SERVING THE PROPERTY APPROVED BY VDOT AND THE COUNTY'S DIRECTOR OF ENGINEERING, AS PROVIDED IN THIS CONDITION. UNLESS THE SIGNAL ALREADY HAS BEEN INSTALLED, THE APPLICANT SHALL PAY TO THE COUNTY THE COST OF THE SIGNAL AS FOLLOWS:

8A. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE FOURTH PAVILION, THE APPLICANT SHALL PLACE FUNDS IN ESCROW OR PROVIDE OTHER SECURITY ("SECURITY") ACCEPTABLE TO THE COUNTY IN AN AMOUNT EQUAL TO THE COST OF THE SIGNAL (CURRENTLY ESTIMATED TO BE $140,000), WHICH AMOUNT SHALL BE CALCULATED IN THE YEAR IN WHICH THE SECURITY IS PROVIDED. THE SECURITY SHALL CONTINUE SO THAT IT IS AVAILABLE TO PAY FOR THE COST OF THE SIGNAL UNTIL TEN (10) YEARS AFTER THE DATE OF APPROVAL OF THIS SPECIAL USE PERMIT; SECURITY PROVIDED THAT IS NOT IN AN INTEREST-BEARING ACCOUNT SHALL BE ANNUALLY RENEWED, AND THE AMOUNT OF THE SECURITY SHALL BE ADJUSTED EACH YEAR ACCORDING TO THE CONSUMER PRICE INDEX;

8B. IF, AT ANY TIME UNTIL TEN (10) YEARS AFTER THE DATE OF APPROVAL OF THIS SPECIAL USE PERMIT, VDOT AUTHORIZES IN WRITING THE INSTALLATION OF THE SIGNAL, AND VDOT AND THE COUNTY'S DIRECTOR OF ENGINEERING APPROVE THE SIGNAL'S INSTALLATION BEFORE THE APPLICANT HAS OBTAINED A BUILDING PERMIT FOR THE FOURTH PAVILION, THE COUNTY MAY DEMAND PAYMENT OF THE COST OF THE TRAFFIC SIGNAL, AND THE APPLICANT SHALL PAY THE COST TO THE COUNTY WITHIN THIRTY (30) DAYS; AND

8C. THE COUNTY MAY APPLY THE APPLICANT'S SECURITY TO CONSTRUCTION OF THE ACCESS ROAD OR OTHER ELEMENTS OF THE FUTURE TRANSPORTATION IMPROVEMENT PROJECT OTHER THAN THE TRAFFIC SIGNAL.

9. THE APPLICANT SHALL PROVIDE BICYCLE FACILITIES AND WALKWAYS IN CONJUNCTION WITH ROAD IMPROVEMENTS TO IVY ROAD AS REQUIRED BY VDOT AND THE DEPARTMENT OF ENGINEERING AND PUBLIC WORKS IN CONJUNCTION WITH PRELIMINARY SUBDIVISION/SITE PLAN APPROVAL.

SHEET INDEX

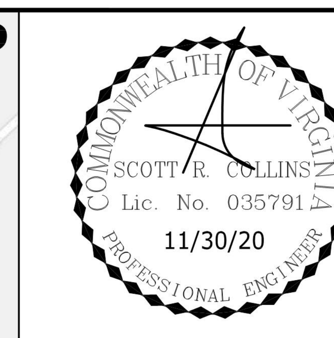
TITLE	SHEET
COVER	1
EXISTING CONDITIONS	2
OVERALL PHASING PLAN	3
LAYOUT & UTILITY PLAN	4
GRADING & DRAINAGE PLAN	5
LANDSCAPING PLAN	6
LIGHTING PLAN	7
LIGHTING DETAILS	8
TOTAL SHEETS	8

LEGEND

ROADS

- EXISTING CULVERT
- DROP INLET & STRUCTURE NO.
- CURB
- CURB & GUTTER
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PAVER (IMPERVIOUS)
- BENCH MARK
- VDOT STANDARD STOP SIGN
- EXISTING CONTOUR

APPROVALS	DATE
DEPARTMENT OF COMMUNITY DEVELOPMENT	
PLANNER/ZONING	
ENGINEER	
INSPECTIONS	
ARB	
DEPARTMENT OF FIRE RESCUE	
ALBEMARLE COUNTY SERVICE AUTHORITY	
VIRGINIA DEPARMENT OF TRANSPORTATION	
HEALTH DEPARTMENT	



REVISIONS

DATE	REVISION DESCRIPTION
11/30/20	INITIAL SUBMITTAL FOR MAJOR SITE PLAN AMENDMENT

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: WHITE GABLES MAJOR SITE PLAN AMENDMENT

SHEET TITLE: COVER SHEET

JOB NO. 202187

SCALE AS NOTED

SHEET NO. 1

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T.M. 60 – 27 & 27B
KENRIDGE, LLC
D.B. 3109–387
D.B. 373–389 PLAT
USE: RESIDENTIAL

N19°49'45"E 425.06'
823.40'
398.34'
N17°25'22"E 1.09' FROM CORNER
20'SEWER EASEMENT (D.B.2660–224 & D.B.3059–525)

TMP 60-26C
PAVILION V
EXISTING CONDOMINIUM
0.293 ACRES

PAVILION III
EXISTING CONDOMINIUM
2.557 ACRES

PAVILION I
EXISTING CONDOMINIUM

30' & VARIABLE WIDTH ACCESS EASEMENT
DB 1896 P.237(plat)
DB 738 P. 343(plat)

TMP 60-26
1.490 ACRES

20'& VARIABLE WIDTH VEPCO EASEMENT (D.B.2561–704)
20' WATERLINE EASEMENT; TYP. D.B. 3059–532
20'WATER EASEMENT (D.B. 3059–532)
(D.B. 1896–238 PLAT)
144.72'
S55°58'00"E 192.95'
FIRE LINE
S04°01'31"E 80.76'
48.23'

30' SETBACK LINE (D.B. 1896–238 PLAT)
ROCK WALL
N67°48'46"W 363.67'
POWER & TELEPHONE LINE
EDGE OF PAVEMENT
U.S. ROUTE 250
VARIABLE R/W (D.B. 255–568)
PAVEMENT

N20°57'57"W 65.67'
30'
EX. WATER LINE
39.97'
C8
LIMITS OF PUBLIC ACCESS ESMT. VARIES; MIN. 30'
C7
C15
C14
C9
EXISTING TREE TO REMAIN
215' BUILDING SETBACK LINE
C12
30' ACCESS EASEMENT; TYP.
D.B. 226–218, 225 PLAT & D.B. 206–163, 168 & 169 PLAT
C13
C10
C11
92.69'
92.69'
ROCK WALL

TMP 60-26
0.282 ACRE

124.84'
30.01'
IRON FOUND
EXISTING STAGGERED ROW OF EVERGREEN TREES

C16
C17
C18
C21
C22
C23
LIMITS OF PRIVATE 30' ACCESS ESMT.
EXISTING MANOR HOUSE
TMP 60-26AA
DARRELL, JOHN STEWART, TRUSTEE JOHN STEWART DARRELL TRUST
0.18 ACRES
DB.4240, PG.544
20' WATERLINE EASEMENT (D.B. 3059–532)
C20
0.18 ACRES

TMP 60-26A
20' SEWER ESMT.
DB 1896 P.237(plat)
DB 738 P. 343(plat)
EXISTING SWM FACILITY
BENCHMARK TOP OF MH=599.27'
C1
VIRGINIA ELECTRIC & POWER COMPANY EASEMENT (D.B.262–464)
20'GRADING & BUFFER SETBACK AREA (D.B.1896–238 PLAT)
20' SEWER ESMT.
DB 1896 P.237(plat)
DB 738 P. 343(plat)
C2
C3
C4
C5
C6
L1
L2
L3
EXISTING WATERLINE AND FIRE HYDRANT TO REMAIN
PROJECT LIMITS
EXISTING ASPHALT TRAVELWAY
EXISTING SANITARY TO REMAIN
SETBACK AREA
EXISTING TREES TO BE REMOVED
20'& VARIABLE WIDTH VEPCO EASEMENT (D.B.2561–704)
EXISTING STOCKPILE
EXISTING SEDIMENT TRAP
EXISTING SAN. SEWER EASEMENT TO BE VACATED

2.295 ACRES
TMP 60-26
WHITE GABLES CHARLOTTESVILLE LC
c/o ROBINSON DEV GROUP INC
3.438 ACRES
DB.2660, PG.218

ALBEMARLE COUNTY GIS MANAGED STEEP SLOPES OVERLAY (TYP.)
THE CHESAPEAKE & OHIO RAILWAY COMPANY
D.B. 169–593, 594 PLAT
CHESAPEAKE & OHIO RAILROAD
R=868.90'
L=404.74'
S23°04'55"W 672.06'
517.21'
LIMITS OF DISTURBANCE = 2.26 AC
OHE
N45°54'37"W 150.95'
S49°53'13"W 50.00'

EXISTING OFFICE BUILDING ON ADJACENT PROPERTY

T.M. 60 – 25
ROSSER ASSOCIATES
D.B. 1083–50
D.B. 635–308 PLAT
USE: OFFICE

LINE	BEARING	DISTANCE
L1	S27°55'55"W	39.42
L2	S19°21'00"W	43.17
L3	S23°17'13"W	104.15
L4	S69°52'46"E	22.89
L5	S58°37'51"E	20.89
L6	S68°44'25"E	25.39
L7	S23°17'13"W	35.70

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	133°31'54"	75.00	174.79	174.70	137.84	S27°15'34"E
C2	11°34'21"	320.00	64.63	32.43	64.52	S33°43'12"W
C3	8°34'55"	85.00	12.73	6.38	12.72	S23°38'28"W
C4	32°35'36"	35.00	19.91	10.23	19.64	S03°03'12"W
C5	36°31'49"	75.00	47.82	24.75	47.01	S05°01'18"W
C6	79°08'18"	105.00	145.03	86.77	133.77	S62°51'22"W
C7	105°34'32"	17.00	31.32	22.39	27.08	S49°38'15"W
C8	26°38'14"	185.00	86.01	43.80	85.24	S16°28'08"E
C9	74°35'35"	22.00	28.64	16.76	26.66	S67°05'03"E
C10	38°41'37"	215.00	145.20	75.49	142.45	S85°02'02"E
C11	35°37'43"	185.00	115.04	59.45	113.20	N83°18'06"W
C12	88°56'07"	22.00	34.15	21.59	30.82	S34°24'59"W
C13	28°26'26"	138.00	68.50	34.97	67.80	S04°10'08"W
C14	22°54'25"	125.00	49.98	25.33	49.64	N08°22'13"E
C15	17°52'58"	22.00	6.87	3.46	6.84	N12°01'28"W
C16	69°50'57"	215.00	262.11	150.12	246.17	N10°13'24"E
C17	34°49'09"	110.00	66.85	34.49	65.82	N27°44'17"E
C18	3°26'31"	221.00	13.28	6.64	13.27	N12°02'58"E
C19	11°51'25"	1952.90	404.14	202.79	403.42	S50°02'18"E
C20	84°09'50"	75.00	110.17	67.72	100.53	S65°22'07"W
C21	91°30'26"	17.00	27.15	17.45	24.36	N26°47'45"W
C22	26°11'25"	185.00	84.57	43.03	83.83	N32°03'11"E
C23	5°27'50"	140.00	13.35	6.68	13.35	N42°24'56"E

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
11/30/20

REVISIONS

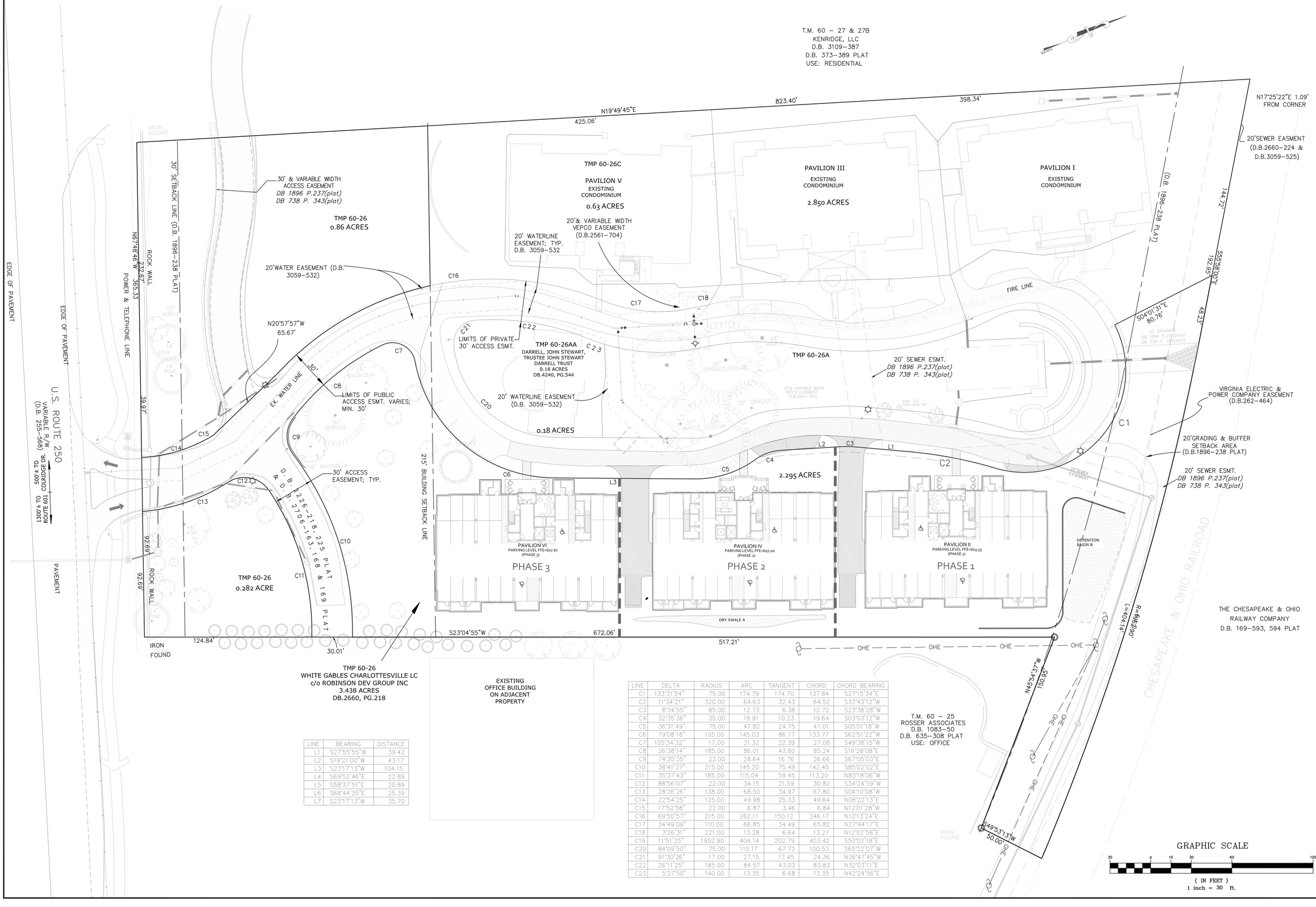
DATE	REVISION DESCRIPTION
11/30/20	INITIAL SUBMITTAL FOR MAJOR SITE PLAN AMENDMENT

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
WHITE GABLES MAJOR SITE PLAN AMENDMENT
SHEET TITLE
EXISTING CONDITIONS

JOB NO. 202187
SCALE 1"=30'
SHEET NO. 2

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LINE	BEARING	DISTANCE
L1	S27°55'55"W	39.42
L2	S19°21'00"W	43.17
L3	S23°17'13"W	104.15
L4	S69°52'46"E	22.89
L5	S58°37'51"E	20.89
L6	S68°44'25"E	25.39
L7	S23°17'13"W	35.70

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	133°31'54"	75.00	174.79	174.70	137.84	S27°15'34"E
C2	11°34'21"	320.00	64.63	32.43	64.52	S33°43'12"W
C3	8°34'55"	85.00	12.73	6.38	12.72	S23°38'28"W
C4	32°35'36"	35.00	19.91	10.23	19.64	S03°03'12"W
C5	36°31'49"	75.00	47.82	24.75	47.01	S05°01'18"W
C6	79°08'18"	105.00	145.03	86.77	133.77	S62°51'22"W
C7	105°34'32"	17.00	31.32	22.39	27.08	S49°38'15"W
C8	26°38'14"	185.00	86.01	43.80	85.24	S16°28'08"E
C9	74°35'35"	22.00	28.64	16.76	26.66	S67°05'03"E
C10	38°41'37"	215.00	145.20	75.49	142.45	S85°02'02"E
C11	35°37'43"	185.00	115.04	59.45	113.20	N83°18'06"W
C12	88°56'07"	22.00	34.15	21.59	30.82	S34°24'59"W
C13	28°26'26"	138.00	68.50	34.97	67.80	S04°10'08"W
C14	22°54'25"	125.00	49.98	25.33	49.64	N08°22'13"E
C15	17°52'58"	22.00	6.87	3.46	6.84	N12°01'28"W
C16	69°50'57"	215.00	262.11	150.12	246.17	N10°13'24"E
C17	34°49'09"	110.00	66.85	34.49	65.82	N27°44'17"E
C18	3°26'31"	221.00	13.28	6.64	13.27	N12°02'58"E
C19	11°51'25"	1952.90	404.14	202.79	403.42	S50°02'18"E
C20	84°09'50"	75.00	110.17	67.72	100.53	S65°22'07"W
C21	91°30'26"	17.00	27.15	17.45	24.36	N26°47'45"W
C22	26°11'25"	185.00	84.57	43.03	83.83	N32°03'11"E
C23	5°27'50"	140.00	13.35	6.68	13.35	N42°24'56"E

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
11/30/20

REVISIONS

DATE	REVISION DESCRIPTION
11/30/20	INITIAL SUBMITTAL FOR MAJOR SITE PLAN AMENDMENT

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: WHITE GABLES MAJOR SITE PLAN AMENDMENT
SHEET TITLE: PHASING PLAN

JOB NO. 202187
SCALE 1"=30'
SHEET NO. 3

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ALBEMARLE COUNTY

GENERAL CONSTRUCTION NOTES:

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

ROAD NOTES:

PAVEMENT

1. AN ACTUAL COPY OF THE CBR REPORT IS TO BE SUBMITTED PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE MATERIAL. IF THE SSV VALUES ARE LESS THAN 10, THE DEVELOPER WILL BE REQUIRED TO SUBMIT FOR ENGINEERS APPROVAL THE PROPOSED METHOD OF CORRECTION.
2. SUBGRADE MUST BE APPROVED BY THE ENGINEER FOR GRADE, TEMPLATE AND COMPACTION BEFORE BASE IS PLACED.
3. TEST REPORTS ON SELECT MATERIALS MUST BE SUBMITTED SHOWING THE MATERIAL MEETS REQUIRED GRADATION FOR TYPE I, II, OR III PRIOR TO PLACING AGGREGATE BASE.
4. THE REQUIREMENTS TO PUGMILL AGGREGATE BASE WILL BE WAIVED IN THE EVENT THAT THE SURFACE COURSE IS BEGINNING AT THE COMPLETION OF THE INSTALLATION OF THE AGGREGATE BASE. IN THE EVENT THAT THE SURFACE COURSE IS APPLIED PRIOR TO 60 DAYS, THE PUGMILL REQUIREMENT WILL APPLY.
5. THE USE OF AN AGGREGATE SPREADER IS REQUIRED WHEN PLACING AGGREGATE BASE.
6. BASE MUST BE APPROVED BY ENGINEER FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE TREATMENT IS APPLIED.
7. PRIME COAT MUST BE APPLIED TO BASE MATERIAL PRIOR TO PLACEMENT OF ASPHALT (PRIME COAT RC-250 @ 0.3 GAL./SQ. YD.).
8. BITUMINOUS SURFACE TO BE APPLIED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
9. ENCROACHMENT: POSTS, WALLS, SIGNS, OR SIMILAR ORNAMENTAL STRUCTURES THAT DO NOT ENHANCE A ROADWAY'S CAPACITY OR TRAFFIC SAFETY, SHALL NOT BE PERMITTED WITHIN THE RIGHT OF WAY. ONLY THOSE STRUCTURES SPECIFICALLY AUTHORIZED BY PERMIT ISSUED BY VIRGINIA DEPARTMENT OF TRANSPORTATION MAY BE LOCATED WITHIN THE STREETS RIGHT OF WAY.

GRADING

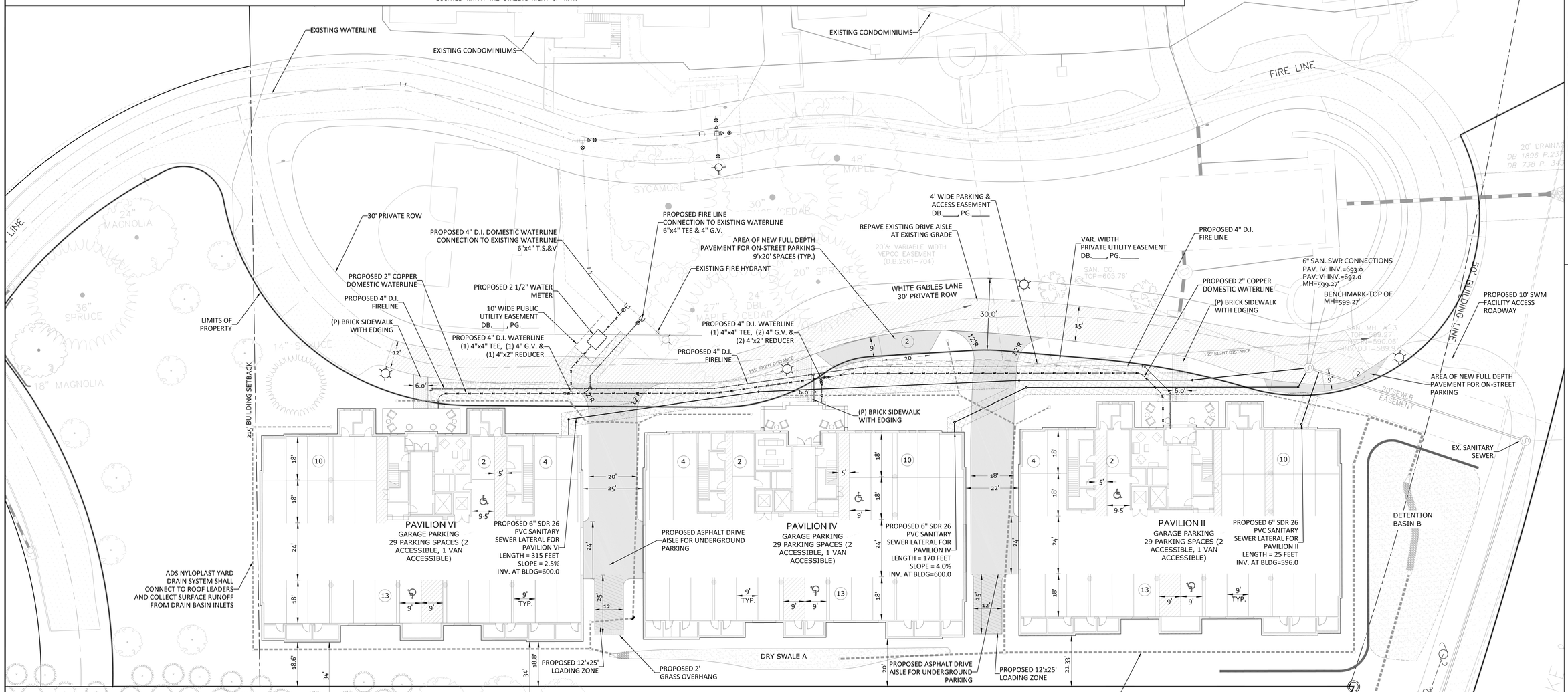
1. THE LATEST EDITION OF THE ROAD & BRIDGE SPECIFICATIONS, THE ROAD & BRIDGE STANDARDS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SHALL GOVERN THE MATERIAL AND CONSTRUCTION METHODS OF THIS PROJECT.
2. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN THE ROADWAY, IT SHALL BE REMOVED FROM THE ENTIRE ROAD RIGHT OF WAY WIDTH AND REPLACED WHERE NECESSARY WITH SUITABLE MATERIAL TO THE SATISFACTION OF THE ENGINEER.
3. ALL GROWTH OF TREES AND VEGETATION SHALL BE CLEARED AND GRUBBED FOR THE ENTIRE EASEMENT. OTHER TREES AND VEGETATION WHICH OBSTRUCT SIGHT DISTANCES AT ROAD INTERSECTIONS SHALL BE REMOVED.
4. ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE CONSTRUCTION OF THE SUBGRADE.

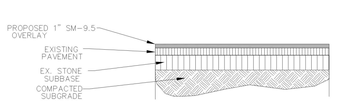
DRAINAGE

1. ALL PIPE CULVERTS, EXCEPT PRIVATE ENTRANCES, SHOWN HEREON ARE TO BE RCP WITH A MINIMUM COVER OF ONE (1) FOOT OR AN APPROVED VDOT PIPE MATERIAL.
2. STANDARD UNDERDRAINS (CD-1 OR CD-2 OR UD-4'S) TO BE PROVIDED AS INDICATED ON THE PLANS, OR WHERE FIELD CONDITIONS INDICATE.
3. ALL DRIVEWAY ENTRANCE PIPES SHALL BE A MINIMUM OF TWENTY (20) FEET IN LENGTH AND HAVE A MINIMUM DIAMETER OF FIFTEEN (15) INCHES AND SHALL BE PLACED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLANS.
4. ALL DRAINAGE EASEMENT SHALL BE CLEARED AND GRADED TO THE SATISFACTION OF THE ENGINEER. DRAINAGE EASEMENTS SHALL EXTEND TO A POINT DEEMED AS NATURAL WATER COURSE.

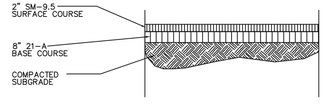
INSPECTIONS NOTES:

1. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANSI A117.1-09.
2. ALL WATER LINES, SEWER LINES, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.
3. WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED IN THE BUILDING DRAIN, BRANCH OF THE BUILDING DRAIN OR HORIZONTAL BRANCH SERVING SUCH FIXTURES. PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN PUBLIC SEWER SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.
4. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.

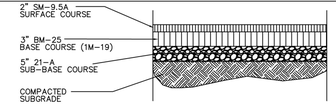




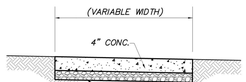
ASPHALT PAVING – MILL/OVERLAY
NO SCALE



ASPHALT PAVING – LIGHT DUTY PARKING SPACES
NO SCALE



ASPHALT PAVING – HEAVY DUTY DRIVE AISLES
NO SCALE



CONCRETE SIDEWALK
NO SCALE

LEGEND
- PROPOSED MILL & OVERLAY
- PROPOSED PAVEMENT
- VAR. WIDTH PRIVATE UTILITY EASEMENT

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
11/30/20

REVISIONS

DATE	REVISION DESCRIPTION
11/30/20	INITIAL SUBMITTAL FOR MAJOR SITE PLAN AMENDMENT

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

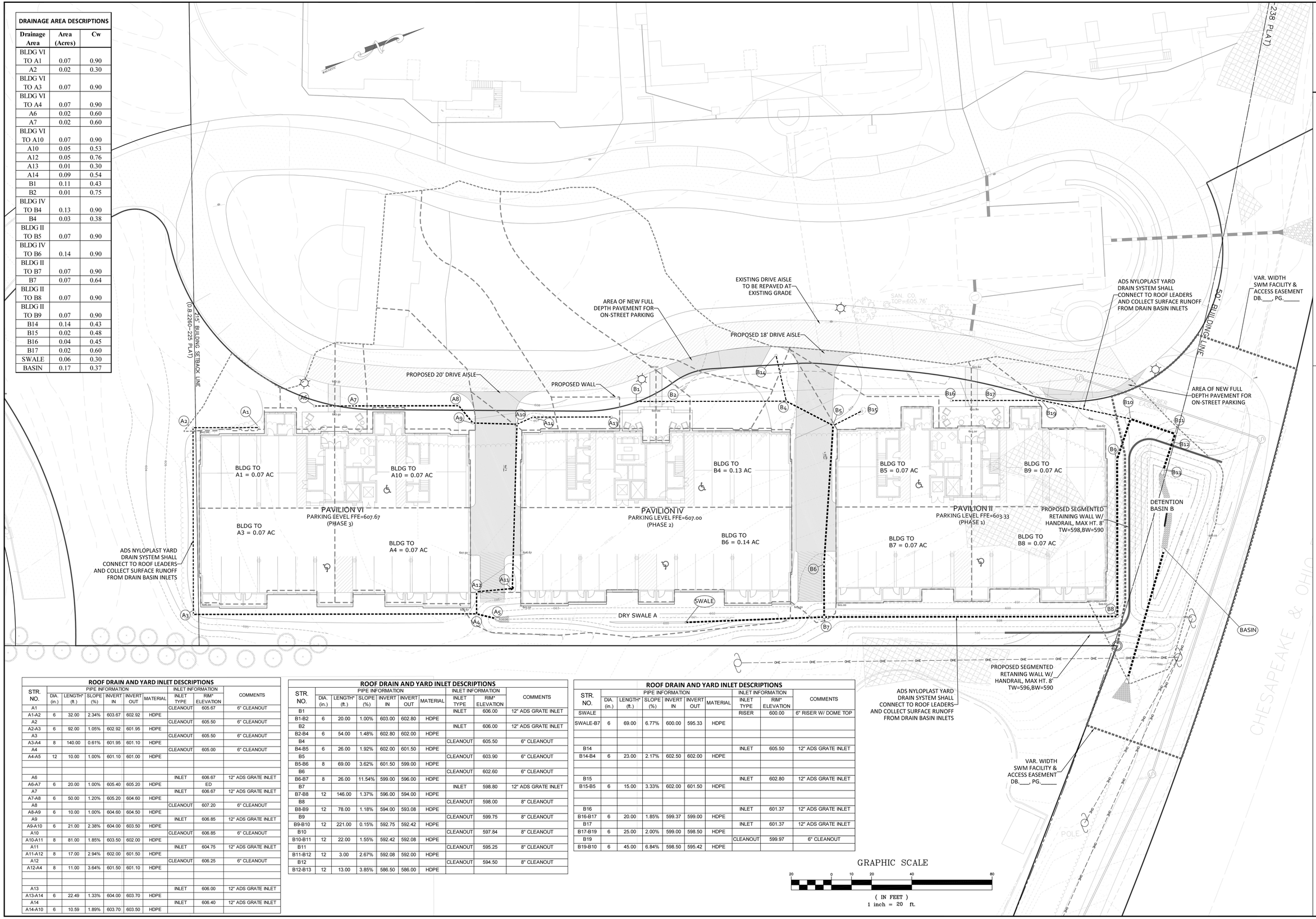
PROJECT: WHITE GABLES MAJOR SITE PLAN AMENDMENT

SHEET TITLE: LAYOUT & UTILITY PLAN

JOB NO. 202187
SCALE 1"=20'
SHEET NO. 4

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DRAINAGE AREA DESCRIPTIONS		
Drainage Area	**Area (Acres)**	**Cw**
BLDG VI TO A1	0.07	0.90
A2	0.02	0.30
BLDG VI TO A3	0.07	0.90
BLDG VI TO A4	0.07	0.90
A6	0.02	0.60
A7	0.02	0.60
BLDG VI TO A10	0.07	0.90
A10	0.05	0.53
A12	0.05	0.76
A13	0.01	0.30
A14	0.09	0.54
B1	0.11	0.43
B2	0.01	0.75
BLDG IV TO B4	0.13	0.90
B4	0.03	0.38
BLDG II TO B5	0.07	0.90
BLDG IV TO B6	0.14	0.90
BLDG II TO B7	0.07	0.90
B7	0.07	0.64
BLDG II TO B8	0.07	0.90
BLDG II TO B9	0.07	0.90
B14	0.14	0.43
B15	0.02	0.48
B16	0.04	0.45
B17	0.02	0.60
SWALE	0.06	0.30
BASIN	0.17	0.37



ROOF DRAIN AND YARD INLET DESCRIPTIONS									
STR. NO.	PIPE INFORMATION						INLET INFORMATION		COMMENTS
	DIA. (in.)	LENGTH* (ft.)	SLOPE (%)	INVERT IN	INVERT OUT	MATERIAL	INLET TYPE	RIM* ELEVATION	
A1							CLEANOUT	605.67	6" CLEANOUT
A1-A2	6	32.00	2.34%	603.67	602.92	HDPE			
A2							CLEANOUT	605.50	6" CLEANOUT
A2-A3	6	92.00	1.05%	602.92	601.95	HDPE			
A3							CLEANOUT	605.50	6" CLEANOUT
A3-A4	8	140.00	0.61%	601.95	601.10	HDPE			
A4							CLEANOUT	605.00	6" CLEANOUT
A4-A5	12	10.00	1.00%	601.10	601.00	HDPE			
A6							INLET	606.67	12" ADS GRATE INLET
A6-A7	6	20.00	1.00%	605.40	605.20	HDPE		ED	
A7							INLET	606.67	12" ADS GRATE INLET
A7-A8	6	50.00	1.20%	605.20	604.60	HDPE			
A8							CLEANOUT	607.20	6" CLEANOUT
A8-A9	6	10.00	1.00%	604.60	604.50	HDPE			
A9							INLET	606.85	12" ADS GRATE INLET
A9-A10	6	21.00	2.38%	604.00	603.50	HDPE			
A10							CLEANOUT	606.85	6" CLEANOUT
A10-A11	8	81.00	1.85%	603.50	602.00	HDPE			
A11							INLET	604.75	12" ADS GRATE INLET
A11-A12	8	17.00	2.94%	602.00	601.50	HDPE			
A12							CLEANOUT	606.25	6" CLEANOUT
A12-A4	8	11.00	3.64%	601.50	601.10	HDPE			
A13							INLET	606.00	12" ADS GRATE INLET
A13-A14	6	22.49	1.33%	604.00	603.70	HDPE			
A14							INLET	606.40	12" ADS GRATE INLET
A14-A10	6	10.59	1.89%	603.70	603.50	HDPE			

ROOF DRAIN AND YARD INLET DESCRIPTIONS									
STR. NO.	PIPE INFORMATION						INLET INFORMATION		COMMENTS
	DIA. (in.)	LENGTH* (ft.)	SLOPE (%)	INVERT IN	INVERT OUT	MATERIAL	INLET TYPE	RIM* ELEVATION	
B1							INLET	606.00	12" ADS GRATE INLET
B1-B2	6	20.00	1.00%	603.00	602.80	HDPE			
B2							INLET	606.00	12" ADS GRATE INLET
B2-B4	6	54.00	1.48%	602.80	602.00	HDPE			
B4							CLEANOUT	605.50	6" CLEANOUT
B4-B5	6	26.00	1.92%	602.00	601.50	HDPE			
B5							CLEANOUT	603.90	6" CLEANOUT
B5-B6	8	69.00	3.62%	601.50	599.00	HDPE			
B6							CLEANOUT	602.60	6" CLEANOUT
B6-B7	8	26.00	11.54%	599.00	596.00	HDPE			
B7							INLET	598.80	12" ADS GRATE INLET
B7-B8	12	146.00	1.37%	596.00	594.00	HDPE			
B8							CLEANOUT	598.00	8" CLEANOUT
B8-B9	12	78.00	1.18%	594.00	593.08	HDPE			
B9							CLEANOUT	599.75	8" CLEANOUT
B9-B10	12	221.00	0.15%	592.75	592.42	HDPE			
B10							CLEANOUT	597.84	8" CLEANOUT
B10-B11	12	22.00	1.55%	592.42	592.08	HDPE			
B11							CLEANOUT	595.25	8" CLEANOUT
B11-B12	12	3.00	2.67%	592.08	592.00	HDPE			
B12							CLEANOUT	594.50	8" CLEANOUT
B12-B13	12	13.00	3.85%	586.50	586.00	HDPE			

ROOF DRAIN AND YARD INLET DESCRIPTIONS									
STR. NO.	PIPE INFORMATION						INLET INFORMATION		COMMENTS
	DIA. (in.)	LENGTH* (ft.)	SLOPE (%)	INVERT IN	INVERT OUT	MATERIAL	INLET TYPE	RIM* ELEVATION	
SWALE							RISER	600.00	6" RISER W/ DOME TOP
SWALE-B7	6	69.00	6.77%	600.00	595.33	HDPE			
B14							INLET	605.50	12" ADS GRATE INLET
B14-B4	6	23.00	2.17%	602.50	602.00	HDPE			
B15							INLET	602.80	12" ADS GRATE INLET
B15-B5	6	15.00	3.33%	602.00	601.50	HDPE			
B16							INLET	601.37	12" ADS GRATE INLET
B16-B17	6	20.00	1.85%	599.37	599.00	HDPE			
B17							INLET	601.37	12" ADS GRATE INLET
B17-B19	6	25.00	2.00%	599.00	598.50	HDPE			
B19							CLEANOUT	599.97	6" CLEANOUT
B19-B10	6	45.00	6.84%	598.50	595.42	HDPE			

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SCOTT R. COLLINS
Lic. No. 035791
11/30/20

REVISIONS

DATE	REVISION DESCRIPTION
11/30/20	INITIAL SUBMITTAL FOR MAJOR SITE PLAN AMENDMENT

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT: WHITE GABLES MAJOR SITE PLAN AMENDMENT

SHEET TITLE: GRADING & DRAINAGE PLAN

JOB NO. 202187
SCALE 1"=20'
SHEET NO. 5

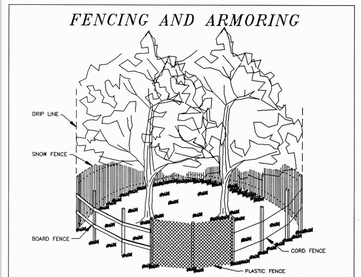
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Conservation Plan Notes:

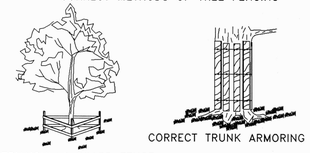
1. ALL TREES TO BE PRESERVED AND PROTECTED SHALL BE MARKED WITH PAINT OR RIBBON AT A HEIGHT CLEARLY VISIBLE TO EQUIPMENT OPERATORS. NO LAND DISTURBING ACTIVITY SHALL BEGIN UNTIL THE TREE MARKING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED AND APPROVED BY THE COUNTY ENGINEERING DEPARTMENT.
2. HEAVY EQUIPMENT, VEHICULAR TRAFFIC, AND THE STORAGE OF CONSTRUCTION MATERIALS AND SOIL SHALL NOT BE PERMITTED WITHIN THE OUTSIDE DRIPLINE OF TREES TO BE PRESERVED AND PROTECTED.
3. TEMPORARY EROSION CONTROL MEASURED AND/OR PERMANENT STORMWATER MANAGEMENT FACILITIES LOCATIONS SHALL BE COORDINATED SUCH THAT THEY SHALL NOT ADVERSELY AFFECT TREES TO BE PRESERVED AND PROTECTED.
4. FIRES SHALL NOT BE PERMITTED WITHIN 100 FEET OF THE OUTSIDE DRIPLINE OF TREES TO BE PRESERVED AND PROTECTED.
5. TOXIC MATERIALS SHALL NOT BE STORED WITHIN 100 FEET OF THE OUTSIDE DRIPLINE OF TREES TO BE PRESERVED AND PROTECTED.
6. NO LAND DISTURBING ACTIVITY SHALL BEGIN UNTIL THE TREE PROTECTIVE FENCING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED AND APPROVED BY THE COUNTY ENGINEERING DEPARTMENT.
7. WHEN TRENCHING FOR ANY KIND OF UNDERGROUND WATER, SEWER, ELECTRICAL CABLE, TELEPHONE, OR OTHER UTILITY SERVICE IS NECESSARY WITHIN THE LIMITS OF TREE PROTECTION OR BEYOND THE LIMITS OF CLEARING, THE SEPARATION FROM THE TRUNKS OF TREES SHALL BE MAXIMIZED TO THE FURTHEST EXTENT POSSIBLE. TUNNELING SHALL BE REQUIRED WHEN DEEMED, BY THE COUNTY ENGINEER, THAT TRENCHING WILL SIGNIFICANTLY DAMAGE FEEDER ROOTS OF TREES TO BE PRESERVED AND PROTECTED.
8. ANY DAMAGE TO THE CROWN, TRUNK, OR ROOT SYSTEM OF ANY TREE TO BE PRESERVED AND PROTECTED SHALL BE REPAIRED IMMEDIATELY, IN ACCORDANCE WITH THE PRACTICES IN THE EROSION AND SEDIMENT CONTROL HANDBOOK. CARE FOR SERIOUS INJURIES SHALL BE PRESCRIBED BY A PROFESSIONAL FORESTER OR TREE SPECIALIST.
9. SOILS WHICH HAVE BEEN COMPACTED, OVER THE ROOT ZONES OF TREES TO BE PRESERVED AND PROTECTED, SHALL BE AERATED BY PUNCHING HOLES WITH AN IRON BAR EVERY 18" OVER THE ROOT ZONE. THE BAR SHALL BE DRIVEN 12" DEEP AND MOVED BACK AND FORTH IN EACH HOLE UNTIL SOIL IS LOOSENED.
10. TREE PROTECTIVE MEASURES SHALL BE THE LAST OF THE TEMPORARY EROSION CONTROL PLAN MEASURES REMOVED DURING THE FINAL CLEAN-UP.

1992 3.38

FENCING AND ARMORING



CORRECT METHODS OF TREE FENCING



CORRECT TRUNK ARMORING

TRIANGULAR BOARD FENCE

Source: Va. DSWC Plate 3.38-2

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:**
   - ☑ Where 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:**
    - ☑ Where 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.

11/30/2020
OWNER SIGNATURE (DATE)

CONTRACT PURCHASER SIGNATURE (DATE)

5/1/06 Page 1 of 1

NOTES:

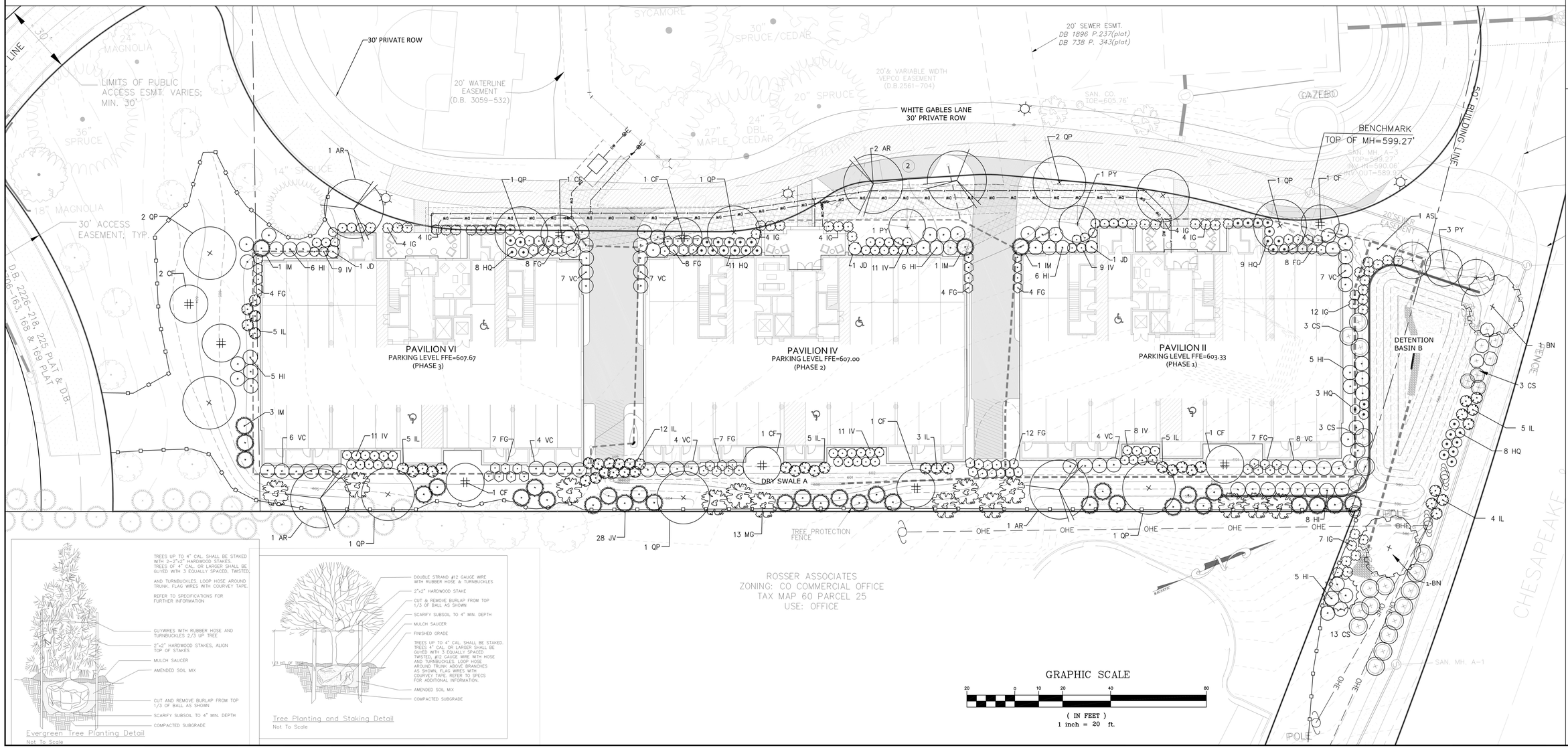
1. *ALL TREES TO BE PLANTED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. THE PLANTING OF TREES SHALL BE DONE IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, OR THE ROAD AND BRIDGE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.*
2. *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.*
3. *THE LANDSCAPING PLANTS AND TREES ADJACENT TO THE SIGHT DISTANCE TRIANGLE WILL NEED TO BE MAINTAINED IN THE AREA BETWEEN 2' AND 7' ABOVE GROUND AS CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.*

LANDSCAPING CALCULATIONS:

TOTAL PROJECT AREA (2.28 AC):	*99,317 SF*
CANOPY REQUIRED (20%):	*19,865 SF*
PROPOSED NEW TREE CANOPY:	*44,095 SF*
EXISTING TREE CANOPY TO REMAIN	*0 SF*
TOTAL ON-SITE TREE CANOPY:	*44,095 SF*

LANDSCAPING PLANT SCHEDULE

SYM	BOTANICAL	COMMON NAME	SIZE	CANOPY (sf)	QUANTITY	COVERAGE (sf)
TREES						
QP	QUERCUS PALUSTRIS	PIN OAK	3 " cal.	471	10	4,710
BN	BETULA NIGRA	RIVER BIRCH	3" cal.	535	2	1,070
ASL	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	3 " cal.	195	1	195
AR	ACER RUBRUM	RED MAPLE	3 " cal.	452	5	2,260
UNDERSTORY TREES						
CF	CORNUS FLORIDA 'APPALANCHIAN SPRING'	APPALANCHIAN SPRING DOGWOOD	3 " cal.	124	9	1,116
PY	PRUNUS YEDOENSIS	YOSHINO CHERRY	6'-7' ht.	99	5	495
EVERGREEN TREES						
MG	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	6'-8' HT.	82	13	1066
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	4'-5' HT.	62	28	1736
SHRUBS						
IM	ILEX x'MARY NELL'	MARY NELL HOLLY	24" ht. min	97	6	582
IV	ITEA VIRGINIA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	24" ht. min	64	59	3,776
IG	ILEX GLABRA 'NIGRA'	NIGRA INKERRY HOLLY	24" ht. min	188	43	8,084
IL	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	24" ht. min	88	48	4,224
HI	HAMAMELIS x INTERMEDIA	ARNOLD'S PROMISE WITCH HAZEL	24" ht. min	113	41	4,633
HQ	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	OAKLEAF HYDRANGEA	24" ht. min	97	39	3,783
VC	VIBURNUM X BURKWOODII	BURKWOOD VIBURNUM	24" ht. min	22	47	1,034
JD	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	24" ht. min	76	3	228
CS	CORNUS SERICEA	RED TWIG DOGWOOD	24" ht. min	72	22	1,584
FG	FOTHERIGILLA GARDENII	DWARF FOTHERGILLA	24" ht. min	51	69	3,519
TOTAL CANOPY						**44,095**



Evergreen Tree Planting Detail
Not To Scale

Tree Planting and Staking Detail
Not To Scale

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
11/30/20

REVISIONS

DATE	REVISION DESCRIPTION
11/30/20	INITIAL SUBMITTAL FOR MAJOR SITE PLAN AMENDMENT

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
WHITE GABLES MAJOR SITE PLAN AMENDMENT
SHEET TITLE
LANDSCAPING PLAN

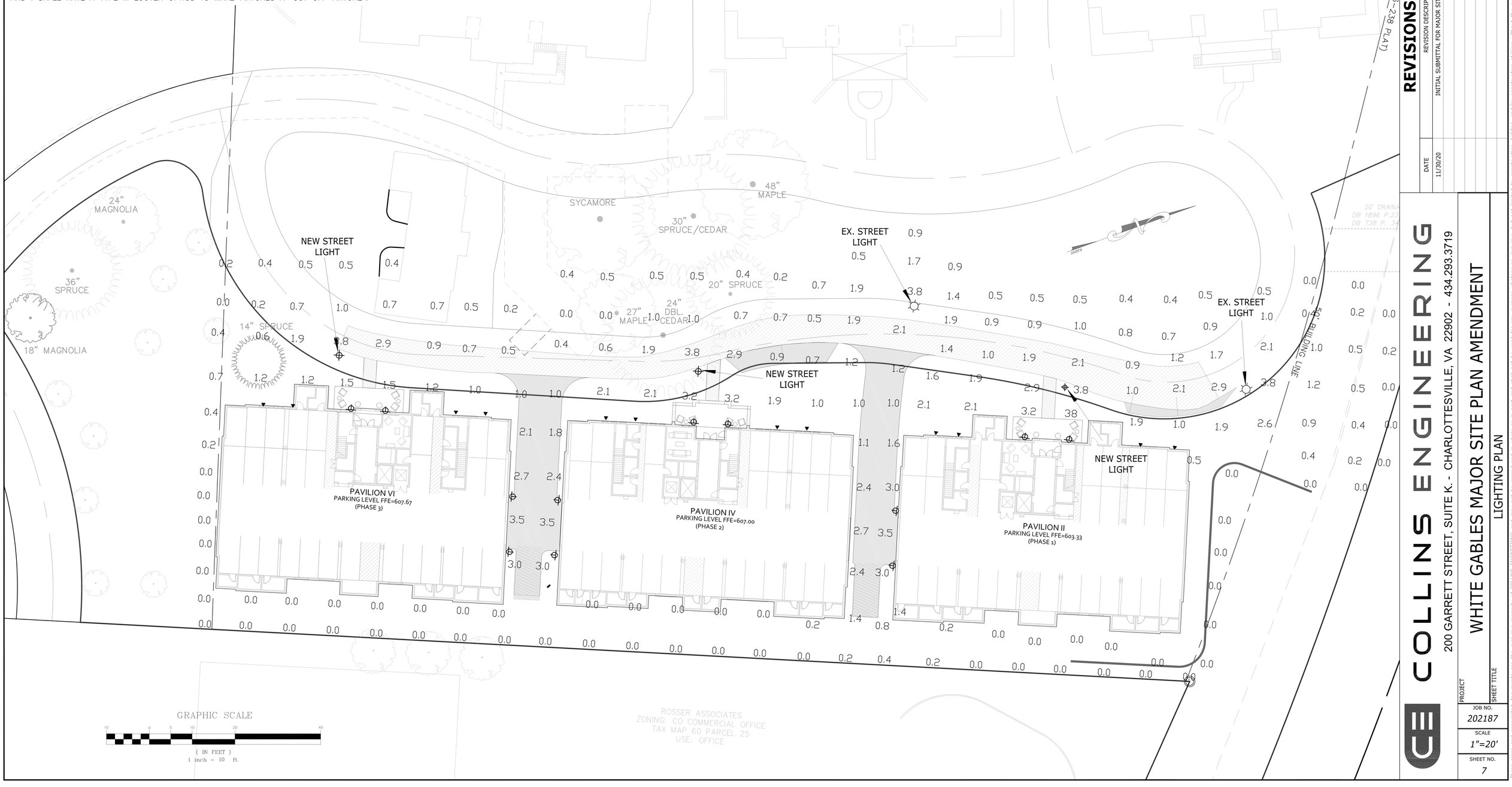
JOB NO. 202187
SCALE 1"=20'
SHEET NO. 6

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LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY	CATALOG NUMBER	DESCRIPTION	LAMP	LUMENS	WATTS
▲	D		FCL LIGHTING FCW5306–120V–39PAR20 –X–BK–BGW	EXTERIOR DIE CAST ARCHITECTURAL GROUND MOUNT HEX LOUVER/LPI	GE 42068 CMH39UPAR20 FL25	2000	39
⌖	G		STERNBERG MS805A–480WB –R05 CTA BLACK LAMP MXR32/C/VBU/O	EXTERIOR VINTAGE FIXTURE W/ OCTAGONAL SHAPE W/ DECORATIVE SPIKES AND SOLID ROOF	BULBTRONICS MXR32/C/ VBU/O	1700	32
⌖	I		STERNBERG MS805A–480WB –R05 CTA BLACK LAMP MXR32/C/VBU/O	EXTERIOR FIXTURE W/ OCTAGONAL SHAPE W/ DECORATIVE SPIKES AND SOLID ROOF	BULBTRONICS MXR32/C/ VBU/O	1700	32

Note: LIGHT TYPE D SHALL HAVE A TYPE III LOUVER (HEX LOUVER) TO MAKE FIXTURE A "CUT OFF FIXTURE". LIGHT TYPES G AND I SHALL HAVE A TYPE III LOUVER OPTICS TO MAKE FIXTURES A "CUT OFF FIXTURE".



COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
11/30/20

REVISIONS

DATE	REVISION DESCRIPTION
11/30/20	INITIAL SUBMITTAL FOR MAJOR SITE PLAN AMENDMENT

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K. - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
WHITE GABLES MAJOR SITE PLAN AMENDMENT

SHEET TITLE
LIGHTING PLAN

JOB NO. 202187
SCALE 1"=20'
SHEET NO. 7

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D

FCW Series

Exterior die cast architectural wall mount



Architectural

Catalog Number

Series	Voltage	Source/Wattage	Ballast	Finish	Accessories
FCW5306	120V ○ 277V ○ 347V △ (Canada)	100 INC 75W Par 30 90W Par 38 150W Par 38	39MH Par20 or 30 70MH Par30 or 38 100MH Par 38	E Electronic M Magnetic	BK Black, WH White CC Custom color	CF Color filters EC E-coat F Fuse SD Stepdown transformer 277V to 120V SDT Stepdown transformer 277V to 120V

New!

△LED - LumiLED warm white only
12-1 watt diodes (total 12 watts)
12-3 watt diodes (total 36watts)

w/ HEX LOUVER

◇ Incandescent will need remote stepdown transformer.
△Note available in LED

Product Information

Listing: U.L. listed for interior and exterior wet locations.

Housing, Lens frame & Glare shield: Marine grade corrosion resistant heavy walled high pressure die-cast aluminum construction.

Gasket: Neoprene continuous closed cell 'O' ring gasket to seal out contaminants.

Fasteners: Captive and recessed stainless steel, tamper resistant, hex socket screws.

Diffuser: Lens is 1/8" thick, tempered clear, heat resistant, standard.

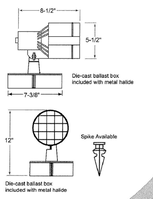
Socket: INC: Medium base porcelain socket, Nickel plated shell, spring loaded contact. 39MH: Medium base 4KV pulse rated porcelain socket. Nickel plated shell, spring loaded contact. Incandescent and HID socket wire is double silicone jacket wire with a 200ºC rating.

Ballast: Single voltage (120 or 277) core and coil, high power factor, thermally protected ballast, standard. Die-cast ballast box included with metal halide ballast.

LED: 1 watt or 3 watt LumiLed Lumen warm white diodes with a precision18º beam angle lens, projected through the lens to maximize the light output and performance. Integral inverter and driver potted with a variable input of voltage from 120V to 277V. Consult factory for color changing or multi-color combinations.

Finish: Five stage preparation process that includes chromate conversion and TGIC super polyester powder-coat as standard. Optional E-coat process added to standard finish including zinc phosphate.

Mounting: Spike for ground or to wet location junction box.



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D

42068 - Specifications - GE Commercial Lighting Products Page 1 of 2

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42068 – CMH39UPAR20FL25

GE Constant|Color® PulseArc® CMH® Ceramic Metal Halide PAR20



GENERAL CHARACTERISTICS

Lamp type	High Intensity Discharge - Ceramic Metal Halide
Bulb	PAR20
Base	Medium Screw (E26)
Wattage	39
Rated Life	10000 hrs
Bulb Material	Hard glass
Lamp Enclosure Type (LET)	Open or enclosed fixtures
Additional Info	Ballast thermal protection, UV control

PHOTOMETRIC CHARACTERISTICS

Initial Lumens	2100
Nominal Initial Lumens per Watt	53
Beam Spread	25 °
Center Beam Candlepower (CBCP)	7500
Color Temperature	3000 K
Color Rendering Index (CRI)	86

ELECTRICAL CHARACTERISTICS

Burn Position	Universal burning position
Open Circuit Voltage (peak lead ballast) (MIN)	280 V
Open Circuit Voltage (RMS lag ballast) (MIN)	198 V
Warm Up Time to 90% (MAX)	2/3 min
Hot Restart Time to 90% (MIN)	10 min
Hot Restart Time to 90% (MAX)	15 min

DIMENSIONS

Maximum Overall Length (MOL)	3.5000 in (88.9 mm)

ADDITIONAL RESOURCES

Catalogs
Testimonials
Brochures
- Product Brochures
- Ceramic Metal Halide Application/Segment Brochures
- Contractor Lighting

Sell Sheets
- GE Constant|Color® CMH® Lamps

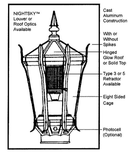
IES/Photometric Download
MSDS (Material Safety Data Sheets)
Disposal Policies & Recycling Information

http://genet.gelighting.com/LightProducts/Dispatcher?REQUEST=COMMERCIALSPECP... 8/1/2006

G,I

STERNBERG LIGHTING *Lanterns* 6-314

MS805A/MS805AO MS805B/ MS805BO MAIN STREET SERIES SPECIFICATIONS



GENERAL
The MS805 Main Street series is a modern replica of a popularly styled octagonal fixture, available with (A) or without (B) decorative spikes. It shall be appointed with a cast aluminum 6-½" decorative spiked finial.

FITTER
The fitter shall be heavy wall cast aluminum, 319 alloy for high tensile strength. It shall have an inside diameter opening to attach to 3", 4", 5", 6" or 7" pole or tenon. When ordered with a Sternberg pole, the fitter shall be set screwed to the pole top or tenon.

BALLAST HOUSING
The ballast housing shall be heavy wall cast aluminum, 319 alloy for high tensile strength and to ensure high capacity heat sinking of ballast temperatures. Keeping the ballast cooler and ensuring long life. The ballast mounting plate shall be cast aluminum and provide tool-less removal from the housing using 2ea finger latches.

ELECTRICAL
Fixture shall be U.L. or E.T.L. listed. H.I.D. ballasts shall be high power factor with lamp starting down to –30 degrees C. Medium base and mogul base porcelain sockets are 4KV rated. The ballast /socket assembly shall be pre-wired when ballast is located in the fitter. All compact fluorescent (PL) ballasts shall be instant start electronic with a starting temperature of down to 0 degrees F. They shall have a 4-pin socket to accept quad or triple tube lamps.

FIXTURE HOUSING
The fixture shall be 16" wide (17 1/2" on the diagonal) and 38" tall. It shall be made of heavy wall cast aluminum, 319 alloy and the lens panels shall be made of vandal resistant acrylic, available in clear (CA), clear seeded (CSA), clear textured (CTA), prismatic acrylic (PA) and white acrylic (WA). The roof can be solid or lensed for up-light.

OPTICAL OPTIONS
Refractors shall be 6" diameter borosilicate glass with an I.E.S. Type 3 (REGO) or Type 5 (RESG) distribution. It shall be secured to the socket stem with 5/8" plated steel threaded pipe nipple and rest on a cast aluminum holder with anti-shock gasket. The refractor will be secured to cast holder with a quarter-turn internal aluminum twist ring for ease of maintenance.

LIST NOS.
MS805A
MS805AO
MS805B
MS805BO
MAIN STREET SERIES

The **NIGHTSKY™ OPTI-SHIELD™ Louver Optic System** (LO or LO-S) shall be a multi-tier reflector with 7" diameter rings to produce an I.E.S. Cut-off Type 3 or 5 distribution. The Louver Optic System shall be made of highly specular anodized aluminum and shall come standard with medium base socket.

NIGHTSKY™ STAR-SHIELD™ Roof Optics distribution shall be delivered by multi-segmented roof mounted reflector systems which eliminate uplight and provide cut–off. The reflector

(Continued on back page)

G,I

STERNBERG LIGHTING *Lanterns* 6-317

MS805A/MS805AO MS805B/ MS805BO MAIN STREET SERIES SPECIFICATIONS

LIST NO.
MS805A
MS805AO
MS805B
MS805BO
MAIN STREET SERIES

cavity shall be made of specular anodized aluminum. Roof Optics Type 2 (RO2H-S), Type 3 (RO3H-S), Type 5 (RO5H-S) horizontal are available for medium base lamps.

Frosted Glass Hurricane Chimney (FHC) is an optic option which adds an authentic touch and can be used with Roof Optics.

House Side Shield (HSS) is an option which will block up to 120º of light in any one direction.

QUARTZ RE-STRIKE
The MS805 fixtures can be supplied with an optional quartz re-strike system to retain constant fixture light if the H.I.D. lamp fails. The fixture will be equipped with a 100 watt quartz lamp and a controller to run on a 120 volt circuit and must be used in conjunction with a 120 volt or multi-tap ballast.

PHOTOCELLS
Photocells shall be either the thermo bi-metal button type or the electronic button type. On single post top fixtures the photocell shall be mounted in the fitter and pre-wired to ballast. On multiple head fixture assemblies photocells shall be mounted in the pole shaft on an access plate and are not pre-wired as ballast housing assemblies and fitters are packaged separately for ease of wiring to source. The thermo bi-metal photocell shall be designed to turn on at 1.0 footcandle and turn off at not more than 5 footcandles. The electronic button type photocell is instant on and a 5-10 second turn off and shall turn on at 1.5 footcandles with a turn-off at 2-3 footcandles. Photocells are either 120 volt or 208 thru 277 volt.

ARMS
All arms are made of cast aluminum and/or extruded aluminum. Arms with decorative filigree have meticulously detailed scroll work and gracefully curved brackets. All MS805 fixtures will have its fitter welded or mechanically attached to the arm at the factory to ensure arms will be plumb, secure and level over the life of the installation. Each arm shall be bolted to a post mount adapter, which is welded to the pole to ensure proper alignment to the base. TA and 579 arms will be attached to a decorative center hub which will slip-fit the center tenon of the pole. Arms are pre-wired for ease of installation.

FINISH
Prior to coating, each assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non–chrome sealing to ensure corrosion resistance and excellent adhesion for the finish coating. The finish coating shall be electrostatically applied semi-gloss, super durable polyester powder baked at 400 degrees for a durable and superior, color retentive finish. Our optional antique Verde Green finish and Swedish Iron finish are hand brushed using a 3-step process. The total assembly shall be wrapped in shockproof wrapping or fully enclosed in corrugated cartons.

WARRANTY
Five-year limited warranty. See product and finish warranty guide for details.

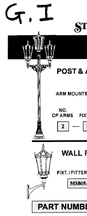
STERNBERG LIGHTING 555 Lawrence Ave. Roselle, IL 60172 • 847-588-3400 • Fax 847-588-3440
www. sternberglighting.com Email: info@sternberglighting.com

6-06

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STERNBERG LIGHTING *Lanterns Specifications* 6-316

BUILDING A PART NUMBER



POST & ARM FIXTURES

ARM MOUNTED FIXTURE NO. OF ARMS	FXT./FITTER/POST ARM	CENTER POST TOP FIXTURE (PT) FIXTURE/FITTER	POST	POST CAP (See Post Section)	LIGHT SOURCE BALLAST WATTS/TYPE/VOLTS	OPTICS	OPTIONS	LENS	FINISH
2	MS805A/3579PM	MS805A/3	PT	3412PT4	100 HPS120	RO3H-SC	PEC1	CA	BK

WALL FIXTURES

FXT./FITTER/WALLBRACKET	LIGHT SOURCE BALLAST WATTS/TYPE/VOLTS	OPTICS	OPTIONS	LENS	FINISH
MS805A/3/4WB	100 HPS120	RESG	PEC1	CA	BK

PIER FIXTURES Uses same information boxes as wall fixture

MS805A/3/4WPB

FIXTURE / FITTER / PIER BASE

PART NUMBER SELECTIONS

FIXTURES
- MS805A
- MS805B
- MS805AO
- MS805BO

FITTERS
- /3
- BDI4
- BDI5
- /6
- /7

VOLTAGES
- 120
- 208
- 240
- 277
- 480
- MOL(1) (120-277)

POST ARMS
- 478PM
- 478TS
- 460PM
- 460DPM
- 55LPM
- 6236PM
- 579PT
- TAPT
- TASCR

OPTICS
- RESG
- ALZAK
- HSS
- LO3-S*
- LO5-S*
- LO3*
- LO5*
- RO2H-S*
- RO3H-S*
- RO5H-S*
- FHC*

WALL BRACKET ARMS
- 478WB
- 478TSWB
- 460WB
- 4800WB
- 55LWB
- 6236WB
- 579WB
- TAWB
- TASCRWB

PIER MOUNT
- 450PB

LENSES
- CSA
- CA
- CTA
- PA
- WA

BALLASTS
- 39/HPS[1]
- 50/HPS[1]
- 70/HPS
- 100/HPS
- 150/HPS
- 200/HPS*
- 250/HPS*
- 50MH
- 70MH
- 100MH
- 150MH
- 175MH
- 250MH*
- 26PLT
- 32PLT
- 42PLT
- INCAND
- QL55**
- QL85**

LAMPS*
- HPS35/MED
- HPS50/MED
- HPS70/MED
- HPS100/MED
- HPS150/MED
- HPS250/MOG/ED18
- MH50/MED
- MH70/MED
- MH100/MED
- MH150/MED
- MH175/MED
- MH350/MOG/ED28
- PLT26
- PLT32
- PLT42

OPTIONS
- PEC1 Photocell-Bimetal 120 Volt
- PEC2 Photocell-Bimetal 208-277 Volt
- PEC1-E Photocell-Electronic 120 Volt
- PEC2-E Photocell-Electronic 208-277 Volt
- FHS Single Fuse and Holder-120.277 Volt
- FHD Dual Fuse and Holder-208.240.480 Volt
- QR Quartz Re-Strike
- PF Pineapple Finial or Font (TA, TASCR)
- BF Ball Finial or Font (TA, TASCR)
- LAMPS Select from list

FINISHES STANDARD
- BK Black
- VG Verde Green
- PG Park Green
- ABZ Arch Med Bronze
- SI Swedish Iron
- DB Dark Bronze

FINISHES CUSTOM
- WH White
- RT Rust
- CM Custom Match
- OI Old Iron
- TT Two Tone

NOTES:
*35HPS is 120 volt only.
*50HPS available as 120 or 277 volt only. Others are special order.
*MOG lamp only when used to house lamp.
*Standard is clear, for coated HID lamps add C (MH7C/QM/ED).
Medium base sockets standard with ballasts up to 175 watts. Mogul base sockets are standard with ballasts 200 watts and over. Mercury vapor ballasts and inductum lamps are available.
*Medium base lamp only, ED17.
*RE35, RESG or FHC optics only. 175 watt max.
* Choice of 3 Models: Medium base for HPS or MH (ED17 only). Or mogul base for HPS (ED18 only). Or mogul base for MH (ED28 only).
**Type AO and BO Lensed Roof limited to 175 watt max. Higher wattages require RESG / RESG or RO Roof Optics
***Consult factory for specification details

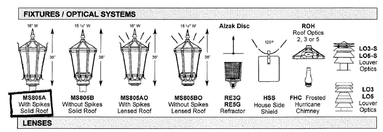
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STERNBERG 6-315

MS805A/MS805AO MS805B/MS805BO MAIN STREET FIXTURES / FITTERS / ARMS PM - WB

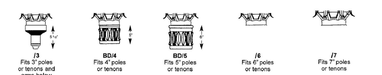
FIXTURES / OPTICAL SYSTEMS



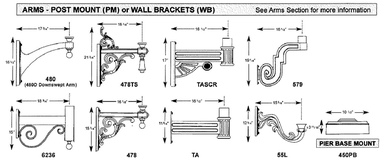
LENSES



FITTERS



ARMS - POST MOUNT (PM) or WALL BRACKETS (WB) See Arms Section for more information



31068 - Specifications - GE Commercial Lighting Products Page 1 of 2

GE Consumer & Industrial Lighting

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31068 – CMH150CU942MED/O

GE Protected Constant|Color® CMH® Ceramic Metal Halide ED17

GENERAL CHARACTERISTICS

Lamp type	High Intensity Discharge - Ceramic Metal Halide
Bulb	ED17
Base	Medium Screw (E26)
Bulb Finish	Coated
Wattage	150
Rated Life	15000 hrs
Bulb Material	Hard glass
Lamp Enclosure Type (LET)	Open or enclosed fixtures

PHOTOMETRIC CHARACTERISTICS

Initial Lumens	11000
Mean Lumens	8300
Nominal Initial Lumens per Watt	73
Color Temperature	4200 K
Color Rendering Index (CRI)	90

ELECTRICAL CHARACTERISTICS

Burn Position	Universal burning position
Warm Up Time to 90% (MIN)	2 min
Warm Up Time to 90% (MAX)	5 min
Hot Restart Time to 90%	15 min

DIMENSIONS

Maximum Overall Length (MOL)	5.4300 in (137.9 mm)
Nominal Length	5.430 in (137.9 mm)
Bulb Diameter (DIA)	2.125 in (53.9 mm)
Light Center Length (LCL)	3.370 in (85.5 mm)

PRODUCT INFORMATION

Product Code	31068

ADDITIONAL RESOURCES

Catalogs
Testimonials
Brochures
Product Brochures
- Ceramic Metal Halide Application/Segment Brochures
- Contractor Lighting

Sell Sheets
- Constant|Color® CMH® 150 Watt Open-Rated Elliptical Lamps

MSDS (Material Safety Data Sheets)
Disposal Policies & Recycling Information

http://genet.gelighting.com/LightProducts/Dispatcher?REQUEST=COMMERCIALSPECP... 8/1/2006

Bulbtronics: Product Detail Page 1 of 1

GEMXR32CVBUO Ordering Code: 0009167 Master Case: 6 HID General Lighting

Product Specifications

Mfg Part#	MXR32/O/VBU/O
Type (1)	METAL HALIDE
Watts	32W
Base	MED / E26,E27
Finish (4)	COATED
Shape	ED37
Burning Position	VERTICAL BASE UP
ANSI Ballast Type	M100
Ordering Code	0009167
Mfg Ordering Code	16469
BT Part#	GEMXR32CVBUO
BT Description	GE MXR 32/O/VBU/O #16469



Additional Product Data

Overall Length (mm/")	138MM
CC Temp / Kelvin	3200K
Initial Lumens	2400L
Mean Lumens	1700L
CRI	70CRI
Life	10000H
Addt'l Info	OPEN

http://www.bulbtronics.com/w/servlet/BTProductDetailPrintView?storeId=10001&partNumberSh... 5/21/2008

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FCSL Series

Recessed or drive-over LED with die cast or stainless steel faceplate



Catalog Number

Series	Voltage	Wattage	Ballast	LED Diode	LED Style	Finish	Accessories
FCSL440 Eyelid FCSL441 Open face FCSL442 Louvered face FCSL445 3 window FCSL443 Open face, stainless steel	120V LED 120V	35QN T-4 20W T-4 (bi-pin) 35W T-3 (bi-pin) 15W DTI 20MH T4.5 (bi-pin)	E Electronic	WH White Consult factory for amber, blue, green or red	SC Screen (opal lens standard)	BK Black, WH White, VG Verde Green, PG Park Green, ABZ Arch Med Bronze, SI Swedish Iron, DB Dark Bronze CC Custom color SS Stainless steel (FCSL443 only)	CCL Custom color lens CO Collar, mounting EC E-coat F Fuse PCL Polycarbonate lens (FL only)

Note: FCSL440 are not available for drive over.

New! **LED**
1-1 watt diodes (total 1 watts)
2-1 watt diodes (total 2 watts)
3-1watt diodes (3 total watts)

Product Information

Listing: U.L. listed for wet and dry locations.

Housing: Marine grade corrosion resistant heavy walled high pressure die cast aluminum housing and faceplate. PVC exterior (OD) mounting housing for wall and in ground applications.

Gasket: Channel silicone gasket with tempered step glass lens which is flush with the faceplate.

Fasteners: Captive and recessed stainless steel, tamper resistant, hex socket screws.

Diffuser: IncLUV: Lens is 3/8" thick, clear tempered glass, heat resistant, standard. **LED:** Lens is 3/8" thick, opal tempered glass, heat resistant, standard.

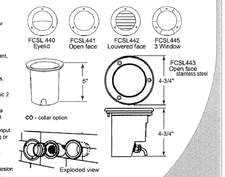
Socket: Inc: Mini-can base for incandescent quartz. **LV:** Ceramic 2 pin socket with nickel plated contacts.

LED: 1 watt or 3 watt LumiLed Lumen warm white diodes with a precision18º beam angle lens and fitted at a 45º angle to project through the die cast louver to maximize the light output and performance. Integral inverter and driver potted with a variable input of voltage from 120V to 277V. Consult factory for color changing or multi-color combinations.

Ballast: 20W T4.5 bi-pin metal halide is available with a remote ballast only.

Finish: Five stage preparation process that includes chromate conversion and TGIC super polyester powder-coat is standard. Optional E-coat process added to standard finish including zinc phosphate.

Mounting: Rated for concrete pour. Consult factory for drywall accessories.



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29696 - Specifications - GE Commercial Lighting Products Page 1 of 2

GE Consumer & Industrial Lighting

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29696 – CMH39TU/I942/G12

GE Constant|Color® PulseArc® CMH® Ceramic Metal Halide T4.5



GENERAL CHARACTERISTICS

Lamp type	High Intensity Discharge - Ceramic Metal Halide
Bulb	T4.5
Base	Bi-Pin (G12)
Wattage	39
Rated Life	12000 hrs
Bulb Material	Quartz
Lamp Enclosure Type (LET)	Enclosed fixtures only
Additional Info	UV control

PHOTOMETRIC CHARACTERISTICS

Initial Lumens	3150
Mean Lumens	2700
Nominal Initial Lumens per Watt	80
Color Temperature	4200 K
Color Rendering Index (CRI)	88

ELECTRICAL CHARACTERISTICS

Burn Position	Universal burning position
Warm Up Time to 90% (MAX)	2/3 min
Hot Restart Time to 90% (MIN)	10 min
Hot Restart Time to 90% (MAX)	15 min

DIMENSIONS

Maximum Overall Length (MOL)	3.5500 in (90.4 mm)
Light Center Length (LCL)	2.180 in (55.3 mm)

PRODUCT INFORMATION

Product Code	29696
Description	CMH39TU/I942/G12
ANSI Code	M130

ADDITIONAL RESOURCES

Catalogs
Testimonials
Brochures
- Product Brochures
- Ceramic Metal Halide Application/Segment Brochures
- Contractor Lighting

Sell Sheets
- Constant|Color® CMH® Single-Ended G12 Lamps

MSDS (Material Safety Data Sheets)
Disposal Policies & Recycling Information

http://genet.gelighting.com/LightProducts/Dispatcher?REQUEST=COMMERCIALSPECP... 8/1/2006

REVISIONS

	DATE
REVISION DESCRIPTION	
INITIAL SUBMITTAL FOR MAJOR SITE PLAN AMENDMENT	11/30/20

COMMONWEALTH OF VIRGINIA
SCOTT R. COLLINS
Lic. No. 035791
PROFESSIONAL ENGINEER
11/30/20

COLLINS ENGINEERING
200 GARRETT STREET, SUITE K - CHARLOTTESVILLE, VA 22902 - 434.293.3719

PROJECT
WHITE GABLES MAJOR SITE PLAN AMENDMENT

SHEET TITLE
LIGHTING DETAILS

JOB NO. 202187
SCALE NA
SHEET NO. 8

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