FINAL SITE DEVELOPMENT PLAN

ALBEMARLE BUSINESS CAMPUS: BLOCK 5

SDP NUMBER PENDING

TAX MAP 76, PARCEL 46A, 46F (PORTION), 54

ALBEMARLE COUNTY, VIRGINIA

LEGEND

EXISTING	NEW	DESCRIPTION
		BOUNDARIES
		BENCHMARK
		SITE PROPERTY LINE
		ADJACENT PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
		SITE TEXT
(10)	(10)	PARKING COUNT
		TOPOGRAPHY
		INDEX CONTOUR
		INTERVAL CONTOUR
311.5 x	x	SPOT ELEVATION
311.5 TC x	x	TOP OF CURB ELEVATION
311.5 TW x	x	TOP OF WALL ELEVATION
311.5 BW x	x	BOTTOM OF WALL ELEVATION
		STREAM
		STREAM BUFFER
		100 YEAR FLOODPLAIN
		BUILDING
		BUILDING
		RETAINING WALL
		STAIRS
		EDGE OF PAVEMENT
		ROAD CENTERLINE
		FRONT OF CURB
		BACK OF CURB
		CG-12 TRUNCATED DOME
		SIDEWALK
		BIKE PARKING
		HANDICAP ACCESSIBLE AISLE
		HANDICAP PARKING
		MATERIAL
		CONCRETE
		RIPRAP
		ASPHALT
		EC-2 MATTING
		EC-3 MATTING
		WETLAND
		TREELINE
X	X	FENCE
		UTILITY
		UTILITY POLE
		GUY WIRE
OHU	OHU	OVERHEAD UTILITY
UGU	UGU	UNDERGROUND UTILITY
		STORM
		STORM MANHOLE
		DROP INLET
		STORM SEWER
RCP	RCP	ROOF DRAIN
		SANITARY
		SANITARY MANHOLE
		SANITARY SEWER MAIN
S	S	SANITARY SEWER LATERAL
		WATER
W	W	WATER LINE
		WATER METER
		WATER METER VAULT
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		GAS
GAS	GAS	GAS LINE
		EASEMENTS
		CONSTRUCTION
		GRADING
		ACCESS
		SIGHT DISTANCE
		UTILITY
		STORMWATER FACILITY MAINTENANCE
		STORMWATER ACCESS
		DRAINAGE
		SANITARY
		WATERLINE
		GASLINE

NOTE:
1. THE SIZE OF THE SYMBOLS MAY VARY FROM WHAT IS SHOWN.

OWNER/DEVELOPER

5th Street Forest LLC
250 W Main Street, Suite 201
Charlottesville, VA 22902

PLAN PREPARATION

Shimp Engineering, P.C.
912 East High Street
Charlottesville, VA 22902
(434) 227-5140

ZONING

Neighborhood Model District
ZMA201900003 approved on October 7, 2020

MAGISTERIAL DISTRICT

Samuel Miller & Scottsville

SOURCE OF TITLE

DB 5145 PG 626

SETBACKS

Per approved ZMA201900003, setbacks are provided as follows:

	Block 5
Primary Front*	5' Min - 30' Max
Secondary Front*	N/A
Side	None
Rear	None

BUILDING HEIGHT

Per approved ZMA201900003, building heights and stories are as follows:

	Block 5
Stories*	1 Min - 3 Max
Height	50'

*Minimum and maximum building story ranges provided are for above grade stories.

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary & utilities survey provided by:
Brian S. Ray, Roger W. Ray & Assoc. Inc., September 26, 2018
Topographic survey with two (2) foot contours provided by:
Terra Engineering & Land Solutions, August 22, 2007, revised November 4, 2009

BENCHMARK

Datum for topography is NAVD 88

FLOODZONE

According to FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0269D), this property is not located within a Zone AE 100-year floodplain.

RESERVOIR WATERSHED

This site is within the Moores Creek Watershed.
This site is not within a watershed of a public water supply.

WATER & SANITARY SERVICES

Site is served by ACSA public water and sewer.

LIGHTING

Lighting shall comply with Section 4.17 of the Albemarle County Zoning Ordinance.

LANDSCAPE

Landscape shall comply with Section 4.32.7.9 of the Albemarle County Zoning Ordinance.

GENERAL CONSTRUCTION NOTES

1. Prior to any construction within any existing right-of-way, including connection to any existing road, a permit shall be obtained from the Virginia Department of Transit (VDOT). This plan as drawn may not accurately reflect the requirements of the permit.Where any discrepancies occur the requirements of the permit shall govern.
2. All materials and construction methods shall conform to the 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 acheived.
6. Paved, rip-rap or stabilization mat lined ditch may be required when in the opinion of the County Engineer or designee it is deemed necessary in order to stabilize a drainage channel.
7. All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
8. Unless otherwise noted all concrete pipe shall be reinforced concrete pipe - Class III.
9. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

GENERAL WATER & SEWER NOTES

1. Work shall be subject to inspection by Albemarle County Service Authority inspectors. The Contractor will be responsible for notifying the proper service authority officials at the start of the work.
2. 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 contractors shall on his own initiative locate all underground lines and structures as necessary.
3. All materials and construction shall comply with the current edition of the general water and sewer construction specifications as adopted by the Albemarle County Service Authority.
4. Datum for all elevations shown in National Geodetic Survey.
5. The contractor shall be responsible for notifying "MISS UTILITY" (1-800-552-7001).
6. All water and sewer pipes shall have a minimum of 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 lines, etc.
7. All water and sewer appurtenances are to be located outside of roadside ditches.
8. Valves on deadend lines shall be rodded to provided adequate restraint for the valve during a future extension of the line.
9. Trees are not permitted in the ACSA easement.
10. 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).
11. All public water and sewer facilities shall be dedicated to the Albemarle County Service Authority.
12. Backflow prevention is required for all connections to the water main.

EXISTING USE

Forest

PROPOSED USE

Self-storage & retail

LAND USE SCHEDULE

Block 5

EXISTING	Area	%
Building	0 SF	0%
Pavement	0 SF	0%
Sidewalk	0 SF	0%
Open Space	78,054 SF	100%
Total=	78,054 SF	(1.79 ac.)

PROPOSED	Area	%
Building	20,987 SF	26.9%
Pavement	40,671 SF	52.1%
Sidewalk	9,021 SF	11.6%
Open space	7,375 SF	9.4%
Total=	78,054 SF	(1.79 ac.)

PARKING SCHEDULE

Block 5
Retail: 1 space per each 100 SF of retail sales area for the first 5,000 SF and one space per each 200 SF of retail sales area above 5,000 SF
Retail sales area = 80% of 4,337 SF (gross square footage)
= 3,470 SF of retail sales area
= 35 spaces required

Self-Storage: Light warehousing is an unscheduled use. No more than two employees will be present at any given time. The proposed parking is provided to accommodate the trip generation given below.
10 spaces provided

Total of 45 spaces designated for Block 5

GENERAL NOTES

1. The information and data shown or indicated with respect to the existing underground utilities at or contiguous to the site are based on information and data furnished to the owner and engineer by the owners of such underground facilities or others. The owner or engineer shall not be responsible for the accuracy or completeness of such information or data. The contractor shall have full responsibility for confirming the accuracy of the data, for locating all underground utilities, for coordination of the work with owners of such underground utilities during construction, for the safety and protection thereof and repairing any damage thereto resulting from the work. All of these conditions shall be met at no additional cost to the owner. The contractor shall contact "Miss Utilities" of Virginia at 1-800-552-7001 prior to the start of work.
2. When working adjacent to existing structures, poles, etc., the contractor shall use whatever methods that are necessary to protect structures from damage. Replacement of damaged structures shall be at the contractor's expense.
3. The contractor shall be responsible for protecting all existing site structures from damage and coordinating work so that the owner can make necessary arrangements to modify/protect existing structures from damages.
4. The contractor shall be responsible for notifying all utility owners, adjacent land owners whose property may be impacted and the Virginia Department of Transportation prior to completing any off-site work.
5. Contractor shall notify and coordinate all work involving existing utilities with utility owners, at least 72 hours prior to the start of construction.
6. Contractor shall immediately report any discrepancies between existing conditions and contract documents to the owner and engineer.
7. Contractor shall submit for the approval of the owner submittals of all specified materials listed in the plans, to include shop drawings, manufacturer's specifications and laboratory reports. the owner's approval of submittals will be general and will not relieve the the contractor from the responsibility of adherence to the contract and for any error that may exist.
8. All bare areas shall be scarified, limed, fertilized, seeded and mulched.
9. All trees, saplings, brush, etc. shall be removed from within the right of way and the drainage easements.
10. Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
11. Retaining walls require separate building permits.
12. All water service lines, sanitary laterals, and sprinkler lines must be visually inspected by the Albemarle County Building Department from the main to the structure.

ITE Trip Generation

			AM			PM			Daily Total
Use Description	**ITE**	**Qty**	**In**	**Out**	**Total**	**In**	**Out**	**Total**	
High-Turnover Restaurant	932	4,337 SF	24	19	43	26	16	42	482

			AM			PM			Daily Total
Use Description	**ITE**	**Qty**	**In**	**Out**	**Total**	**In**	**Out**	**Total**	
Mini-Warehouse	151	100,000 SF	6	4	10	8	9	17	151

GREENSPACE & AMENITIES

Greenspace & amenities shall comply with conditions of approved ZMA20190003. 20% of Block 1's area shall be in greenspace and amenities and 20% of Blocks 2-5's area shall be in greenspace and amenities.
Blocks 2-5 Amenities: 74,488 SF required. Block 5 to contribute 2,006 SF of the required 74,488 SF.

STORMWATER MANAGEMENT NOTES

Per the approved ZMA201900003, regional stormwater facilities are provided for Blocks 2-5.

SIGNS

All signs and pavement shall conform with the latest edition of the MUTCD Guidelines.
A sign permit must be issued in accordance with the Albemarle County Sign Regulations prior to placement of any signs on-site.
Contractor shall provide handicap signs as shown on plan.

VICINITY MAP SCALE : 1"=500'

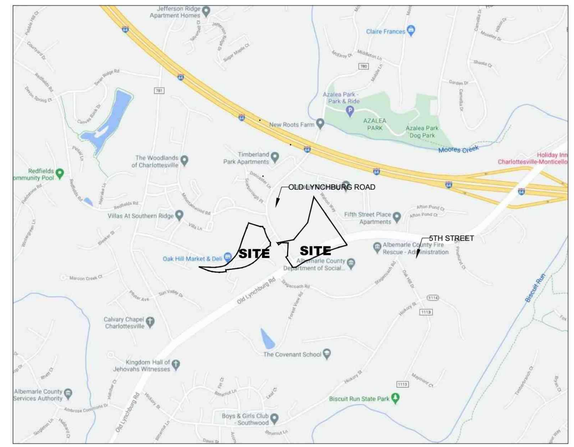


IMAGE PROVIDED BY GOOGLE MAPS

SHEET INDEX

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COMMONWEALTH OF VIRGINIA
JUSTIN C. SHIMP
Lic. No. 45183
PROFESSIONAL ENGINEER
FOR REVIEW

FINAL SITE DEVELOPMENT PLAN

ALBEMARLE BUSINESS CAMPUS: BLOCK 5

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
2020.10.05

REVISION:
2020.10.26 [PRELIMINARY ARB]
2020.12.21 [FINAL ARB]

FILE NO.
18.004

COVER

C1

Original Proffers ___X___
Amendment _____

PROFFER STATEMENT

ZMA Number and Name:	2019-00003 Albemarle Business Campus
Parcel ID Numbers:	07600-00-00-05400, 07600-00-00-046A0, and 07600-00-00-046F0 (portion)
Owners:	5th Street Forest LLC and Region Ten Community Services Board, Inc.
Date of Proffer Signature:	September 14th, 2020

10.17 acres to be rezoned from R-2 Residential to Neighborhood Model District
2.88 acres to be rezoned from R-10 Residential to Neighborhood Model District
0.58 acres to be rezoned from Commercial Office to Neighborhood Model District
Total: 13.63 acres to be rezoned to Neighborhood Model District

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5th Street Forest LLC, a Virginia limited liability company is the owner of Tax Parcels 07600-00-00-05400 and 07600-00-00-046A0, and is the contract purchaser of a 0.58 acre portion of Tax Parcel 07600-00-00-046F0 (collectively, the "Property"), which together are the subject of rezoning application ZMA No. 2019-00003, a project known as "Albemarle Business Campus" (the "Project"). Region Ten Community Services Board, Inc. is the current owner of Tax Parcel 07600-00-00-046F0. 5th Street Forest LLC and Region Ten Community Services Board, Inc. are hereinafter collectively referred to as the "Owner."

Pursuant to Section 33 of the Albemarle County Zoning Ordinance (Chapter 18 of the Albemarle County Code), the Owner hereby voluntarily proffers the conditions listed below, which shall be applied to the Property if it is rezoned to the requested Neighborhood Model District (NMD). These conditions are proffered as a part of the requested rezoning and the Owner and applicant specifically deem the following proffers reasonable and appropriate, as conclusively evidenced by the signature(s) below. Each signatory below signing on behalf of the Owner covenants and warrants that it is an authorized signatory of the Owner for this Proffer Statement.

1. **INFRASTRUCTURE IMPROVEMENTS:**
   a. Prior to the issuance of certificate of occupancy for any building with a use that solely or collectively (with other existing uses on the Property) would generate more than 487 vehicle trips per day, the Owner shall contribute Five Hundred Thousand Dollars ($500,000.00) as a cash contribution (the "Cash Contribution") to Albemarle County's Capital Improvement Program (CIP) fund.

   b. Prior to or concurrent with the Cash Contribution payment, the Owner shall dedicate for public use a portion of the Property, as shown on the "Single-Lane Roundabout Exhibit" prepared by Shimp Engineering, dated March 18, 2019 with a revision date of March 16, 2020 (the "Roundabout Exhibit"), attached hereto.

2. **TRIP GENERATION:** Daily and peak hour vehicular trips shall be noted on all site plans and zoning clearances on the Property. Site plans and zoning clearances on the Property must contain a note that itemizes each proposed use, and if applicable, each previously approved use that is expected to continue, with its affiliated daily and peak vehicular trips. Neither a site plan nor a zoning clearance shall be issued if the combined uses on the Property are estimated to generate a number of daily vehicular trips exceeding 3,200 or a number of peak hour trips exceeding 509. Trip generation numbers shall be derived from the then-current edition of the Institute of Transportation Engineers Trip Generation Manual and shall account for internal trip capture for mixed-use developments, as determined by the Director of Community Development or the Director's designee.

3. **PERFORMANCE AGREEMENT**: The Owner shall develop the Property and the Project in accord with the terms and conditions of that certain Performance Agreement between Albemarle County, the Albemarle County Economic Development Authority, and 5th Street Forest LLC, dated April 15, 2020 (the "Performance Agreement"), as it may be amended in the future pursuant to the terms and conditions thereof.

(Signature Pages Immediately Follow)

WITNESS the following signatures:

OWNER:

Owner of Tax Parcels 07600-00-00-05400 and 07600-00-00-046A0:

5TH STREET FOREST LLC,
a Virginia limited liability company

By: KJR
Kyle Redinger, Manager

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Charlottesville, to wit:

The foregoing instrument was acknowledged before me this 14th day of September 2020 by Kyle Redinger, Manager of Albemarle Land Development LLC.

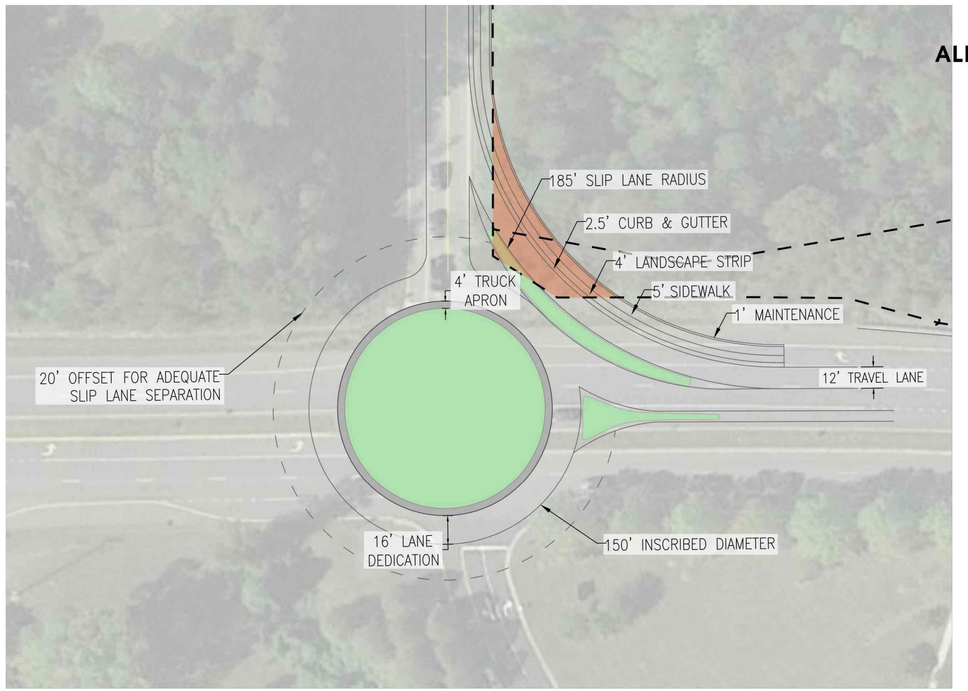
My Commission expires: 06/30/2021 Seandelle Korte
Notary Public

SEANDELLE RENEE KORTE
Notary Public
Commonwealth of Virginia
Registration No. 358491
My Commission Expires Jun 30, 2021

Owner of Tax Parcel 07600-00-00-046F0:

REGION TEN COMMUNITY SERVICES BOARD, INC.
a Virginia corporation

By: Lisa Beitz
Lisa Beitz, Executive Director



40 0 40 80 120
Graphic Scale: 1"=40'

ZONING MAP AMENDMENT
ZMA201900003

ALBEMARLE BUSINESS CAMPUS
SINGLE-LANE ROUNDABOUT EXHIBIT
Sheet 1 of 1

This exhibit is shown for roundabout feasibility purposes. This exhibit shows a roundabout with a 150' inscribed diameter, slip lane, and pedestrian improvements.

Approximately 0.05 AC (2350 SF) ROW dedication from the eastern portion of the project property may be required for a single-lane roundabout with a 150' inscribed diameter.

Key
- Area on project property that may be required for roundabout improvements
- Parcel boundary

TMP(s) 76-46A, 76-54, Portion of 76-46F

Submitted 18 March 2019
Revised 17 June 2019
Revised 29 July 2019
Revised 13 September 2019
Revised 16 December 2019
REVISED 16 MARCH 2020

project: 18.004

SHIMP ENGINEERING, P.C.

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FINAL SITE DEVELOPMENT PLAN

ALBEMARLE BUSINESS CAMPUS: BLOCK 5

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2020.10.05
REVISION:
2020.10.26 [PRELIMINARY ARB]
2020.12.21 [FINAL ARB]

FILE NO.
18.004

APPROVED ZMA201900003 PROFFERS

C2

d. **Severability.** If any provision of this Agreement is held to be invalid or unenforceable, such provision shall be severable and the remainder of this Agreement shall continue in full force and effect.

e. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall constitute an original and all of which shall constitute one and the same instrument.

f. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia, without reference to conflicts of law principles.

g. **Project Exhibit.** The Project Exhibit is not a site plan for the Project, but is intended to show the general locations of items referenced in this Agreement.

2. **DEVELOPER'S OBLIGATIONS**

a. **Rezoning.** The Developer has its modified application for rezoning of the property pending before the Albemarle County Planning Commission. The Developer shall use its best efforts to complete the rezoning from Residential Area (R-10 & R-2) to Neighborhood Model District by July 31, 2020.

b. **Conceptual Plan.** The Developer will submit a conceptual building plan (including a rendering and/or architectural drawings) to the County's Office of Economic Development (EDO) within four (4) weeks of the Zoning Approval. The EDO will have one week to review the plan for approval and concurrence, which shall not be unreasonably withheld.

c. **Governmental Approval & Permitting.** The Developer shall apply for and use its best efforts to obtain all governmental approvals and permits necessary to construct a building or buildings with at least 25,000 square feet of space in which to locate a Primary Business and provide Class A Office Space. In addition to the Rezoning, this includes the approval of a final site plan.

d. **Capacity.** The Developer (including the manager and all members and partners) must demonstrate financial capacity to the County and pass a general background check, both satisfactory to the County. Such proprietary information will be provided subject to a confidentiality agreement from the County in form and substance satisfactory to the Developer. Any information provided subject to such confidentiality agreement shall be exempt from disclosure under the Virginia Freedom of Information Act.

e. **Reserve Space for Primary Business.** The Developer must reserve at least 25,000 square feet of Class A Office Space within Block 2, Block 3, or a combination of the Blocks (the Blocks are shown on the Project Exhibit) as the Developer and the County may agree. This space reservation will continue for 60 months for a Primary Business to occupy

from when the Developer has obtained the later of: (i) site plan approval or (ii) Architectural Review Board approval for a building on either Block with sufficient space. A "Primary Business" is a commercial or industrial entity that produces goods or services locally and generates more than 50% of its sales revenues from outside the Charlottesville Metropolitan Statistical Area (City of Charlottesville and the Counties of Albemarle, Greene, Fluvanna, Nelson, and Buckingham).

f. **Lease to a Primary Business.** Subject to Subsection (e) above, the Developer agrees to lease or sell at least 25,000 of Class A Office Space to a credit worthy Primary Business at a fair market rate or fair market value as the case may be. The Developer and the County agree to bargain in good faith to satisfy this condition.

g. **Enhanced Connectivity.** The Developer will provide enhanced connectivity throughout the site to provide community access from the Project's southern boundary to its northern boundary. Enhanced connectivity will include pathways, paved sidewalks, and raised pedestrian road crossings. The final design must substantially comport with the Project Exhibit.

h. **Dynamic Transport Pick-Up.** The Developer will provide space within the Project for automobile passengers to access for-hire, hailed transport services (i.e. taxicab, transportation network partner, JAUNT vehicle, or otherwise) as shown on the Project Exhibit.

i. **Enhanced Bus Stop**. The Developer must provide an enhanced bus stop along the Project's southern boundary to accommodate public transportation. The stop must include a glass shelter, lighting, adequate seating, and bicycle parking racks. The design and provisions are subject to the County's approval, which cannot be withheld unreasonably.

j. **Bicycle Racks.** The Developer must install bicycle parking racks at all buildings within the Project.

k. **Dog Park.** The Developer shall construct a Dog Park in the location shown on the Project Exhibit unless the Developer and the County agree otherwise.

3. **COUNTY'S OBLIGATIONS.**

a. The County, by and through its Economic Development Office, will create collateral material to provide to its consultant, Retail Strategies, to market retail space in Block 4 of the Project for two years from final approval of the site plan.

b. The County, by and through its Economic Development Office, will co-market the reserved 25,000 square foot space to prospective eligible Primary Business tenants or purchasers and will provide Developer with leads until the space is occupied by a Primary Business or five years from the final site plan approval, whichever occurs sooner.

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FINAL SITE DEVELOPMENT PLAN

ALBEMARLE BUSINESS CAMPUS: BLOCK 5

ALBEMARLE COUNTY, VIRGINIA

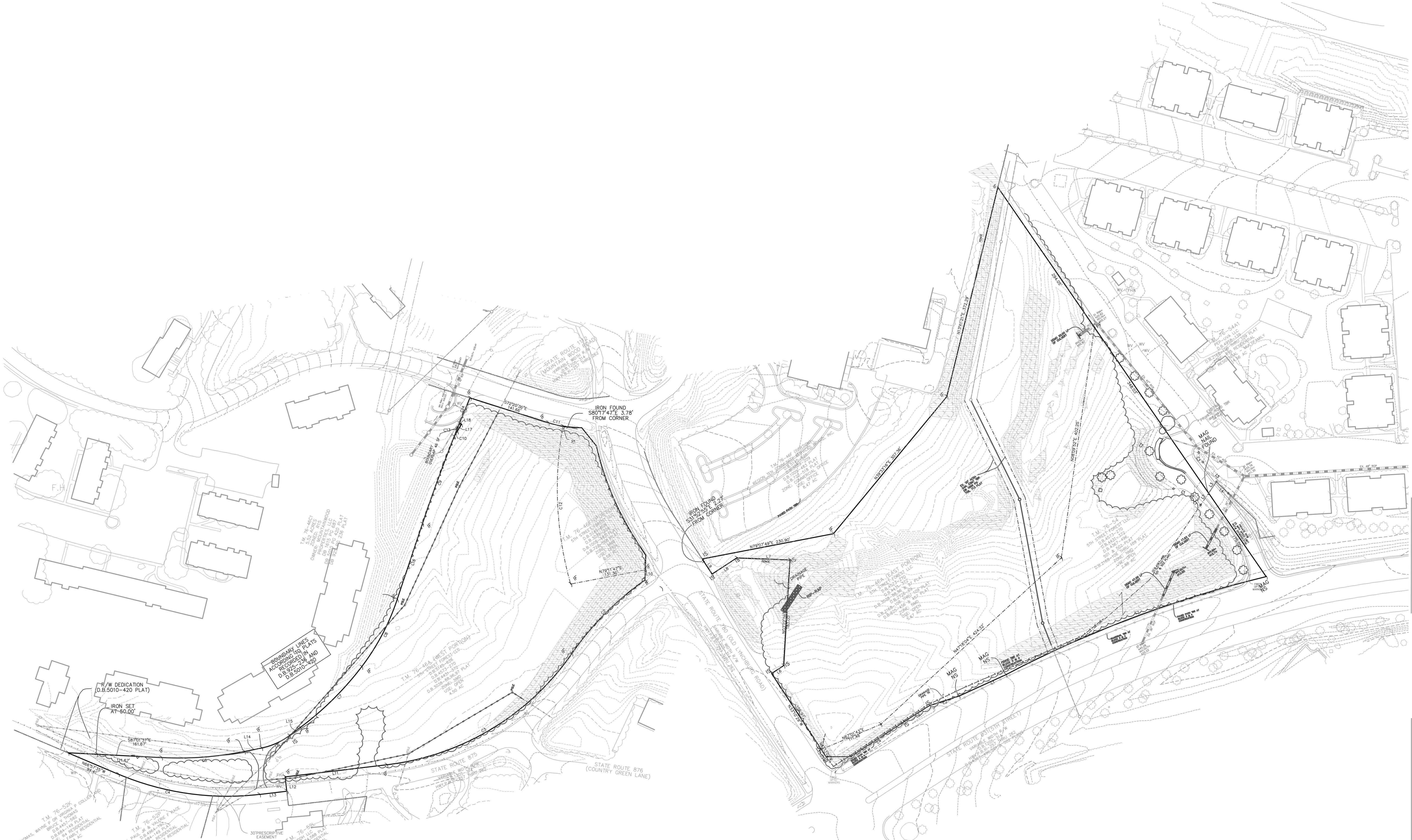
SUBMISSION:
2020.10.05

REVISION:
2020.10.26 [PRELIMINARY ARB]
2020.12.21 [FINAL ARB]

FILE NO.
18.004

ALBEMARLE BUSINESS CAMPUS PERFORMANCE AGREEMENT EXCERPT

C3



LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	14°02'41"	1964.86	481.64	242.03	480.43	S69°20'20"W
C2	20°32'06"	502.76	180.19	91.07	179.23	S44°51'01"W
C3	48°40'38"	452.46	384.40	204.66	372.94	S58°59'34"W
C4	29°40'22"	481.31	249.26	127.49	246.49	N81°47'46"W
C5	14°15'06"	578.08	143.79	72.27	143.42	N85°50'49"E
C6	25°23'26"	119.55	52.98	26.93	52.55	N65°58'00"E
C7	15°56'56"	538.87	150.00	75.49	149.52	N45°19'29"E
C8	18°52'24"	401.04	132.10	66.66	131.51	N27°49'16"E
C9	3°01'13"	3044.10	160.47	80.25	160.45	N19°59'49"E
C10	1°07'32"	525.00	10.31	5.16	10.31	N30°16'12"E
C11	7°31'22"	200.00	26.26	13.15	26.24	S76°14'42"E
C12	26°12'51"	601.62	275.26	140.08	272.86	S02°48'46"E
C13	0°28'02"	3044.10	24.82	12.41	24.82	N21°44'27"E
C14	0°53'42"	3044.10	47.55	23.78	47.55	N22°25'19"E

ACCESS EASEMENT LINE DATA

LINE	BEARING	DISTANCE
L1	N 39°29'47"W 20.47'	20.47
L2	S 33°48'55"W 24.73'	24.79
L3	S 33°48'55"W 23.91'	23.85
L4	N 46°00'00"W 30.07'	28.31
L5	S 39°29'48"E 71.00'	69.22

LINE	BEARING	DISTANCE
L1	S65°30'00"W	89.04
L2	S72°02'03"W	53.34
L3	S57°28'58"W	51.57
L4	S56°46'20"W	110.53
L5	S89°47'34"W	42.66
L6	N56°49'31"E	25.00
L7	N87°55'38"W	91.84
L8	S56°49'31"W	51.00
L9	N33°10'29"W	31.31
L10	S02°12'39"W	17.83
L11	S83°12'36"W	176.56
L12	S06°37'57"E	25.00
L13	S83°22'03"W	47.69
L14	N78°31'14"E	30.72
L15	N53°15'37"E	23.02
L16	N18°25'37"E	137.78
L17	N30°49'58"E	14.20
L18	N59°09'56"W	3.82

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FOR REVIEW

FINAL SITE DEVELOPMENT PLAN

ALBEMARLE BUSINESS CAMPUS: BLOCK 5

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
2020.10.05

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2020.10.26 [PRELIMINARY ARB]
2020.12.21 [FINAL ARB]

FILE NO.
18.004

EXISTING CONDITIONS: OVERVIEW

C4

IRON FOUND
S31°52'55"E 2.27'
FROM CORNER

T.M. 76-46F (PORTION)
REGION TEN COMMUNITY SERVICES BOARD, INC.
D.B.5145-626
D.B.3089-209
D.B.1005-483 PLAT
D.B.722-518 PLAT
ZONE: COMMERCIAL OFFICE
USE: OFFICE
8.47 AC

PAVED PATH TBR

N79°07'49"E 230.90'

N39°33'16"E 307.36'

N13°4

294.05'

DEMO 20.00 LF
OF CULVERT

EX. 30" RCP

INV.IN=
405.97

DI RIM=
420.82
INV.IN=
405.27

EX. 42" RCP

348.03'

SAN MH
TOP=428.64
INV=418.61

EX. 20' ACSA
SAN. ESMT TBR
DB 1669 PG
706, 713 PLAT

N08°09'52"E 402.25'

SAN MH TBR
TOP=425.84
INV=419.71

STATE ROUTE 780 (OLD LYNCHBURG ROAD)
VARIABLE WIDTH R/W
D.B.1205-314
HWY.P.B.XI-257 THRU 262

T.M. 76-46A (EAST PORTION)
5TH STREET FOREST LLC
D.B.4573-270
D.B.4431-372
D.B.3038-88,96 & 97 PLAT
D.B.2726-69
D.B.2168-106 THRU 109 PLAT
D.B.925-456 & 457 PLAT
ZONE: NMD
USE: OPEN
5.67 AC

DRAINAGE
PIPE

RIP-RAP

N03°22'56"W
183.00'

N33°10'29"W
156.97'

N67°01'43"E
111.46'

N47°18'04"E 424.32'

DRAINAGE
PIPE TR

MAG
NS

MAG
NS

FENCE TBR AT
BLOCK 3 & 4
CONSTRUCTION

SAN MH TBR
TOP=437.73
INV=429.65

PAVED PATH TBR AT
BLOCK 3 &4
CONSTRUCTION

FIBER OPTIC MARKERS

DEMO 47.00 LF
OF CULVERT

(D.B.4367-496,
501 & 502 PLAT)

DEMO 17.63 LF
OF CULVERT

INV.OUT=
413.00

INV.IN=
412.74

175.05'

WAHOO WAY
PRIVATE ROW
25 MPH SPEED LIMIT
INST# 201800013720

GUARDRAIL TBR AT
BLOCK 3 & 4
CONSTRUCTION

EX. 36" RCP

DI RIM=
445.08
INV.OUT=
425.22

PAVED PATH TBR AT
BLOCK 3 &4
CONSTRUCTION

T.M. 76-54
5TH STREET FOREST LLC
D.B.4573-270
D.B.4431-372
D.B.4367-496,
501 & 502 PLAT
D.B.2168-106 THRU 109 PLAT
ZONE: NMD
USE: OPEN
2.88 AC

STATE ROUTE 631(5TH STREET)
VARIABLE WIDTH R/W
D.B.1205-314
HWY.P.B.XI-257 THRU 262
D.B.4367-496,501 & 502 PLANS

SAN MH
TOP=446.89
INV=437.40

MAG
NAIL
FOUN

EX. 42" RCP

EX. 36" RCP

30 0 30 60 90
Scale: 1"=30'

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JUSTIN E. SHIMP
LIC. NO. 45183
PROFESSIONAL ENGINEER
FOR REVIEW

FINAL SITE DEVELOPMENT PLAN

ALBEMARLE BUSINESS CAMPUS: BLOCK 5

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2020.10.05
REVISION:
2020.10.26 [PRELIMINARY ARB]
2020.12.21 [FINAL ARB]

FILE NO.
18.004

EXISTING CONDITIONS & DEMO

C5

STATE ROUTE 780 (OLD LYNCHBURG ROAD)
VARIABLE WIDTH R/W
D.B.1205-314
HWY.P.B.XI-257 THRU 262

CLASS B TYPE 2 STONE DUST WALKING PATH 2,006 SF

SELF-STORAGE + RETAIL
20,987 SF FOOTPRINT
BFE#1 422.00
BFE#2 432.67
FFE#1 443.33
FFE#2 454.00
FFE#3 464.67

RETAIL TENANT 2,298 SF FFE 454.00
RETAIL TENANT 2,039 SF FFE 454.00
STORAGE OFFICE 755 SF
STAIR A
STAIR B
ELEVATOR A
ELEVATOR B
13 PARKING SPACES
53 ON-STREET PARKING SPACES
PERMEABLE CONCRETE PAVERS
DYNAMIC TRANSPORT PLAZA

SAN MH
TOP=428.64
INV=418.61

DI RIM=
420.82
INV.IN=
405.27

INV.IN=
405.97

CONNECTS TO EXISTING STORM PIPE
CONNECTS TO EXISTING WATERLINE
CONNECTS TO EXISTING SEWER
CONNECTS TO EXISTING STORM PIPE

ROW DEDICATION: 213 SF
ROW DEDICATION: 3,547 SF

STATE ROUTE 631(5TH STREET)
VARIABLE WIDTH R/W
D.B.1205-314
HWY.P.B.XI-257 THRU 262
D.B.4367-496,501 & 502 PLANS

SAN MH
TOP=446.89
INV=437.40

DI RIM=
445.08
INV.OUT=
425.22

Scale: 1"=30'

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ALBEMARLE BUSINESS CAMPUS: BLOCK 5

ALBEMARLE COUNTY, VIRGINIA
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REVISION:
2020.10.26 [PRELIMINARY ARB]
2020.12.21 [FINAL ARB]

FILE NO.
18.004

SITE & UTILITY PLAN

C6

STATE ROUTE 780 (OLD LYNCHBURG ROAD)
VARIABLE WIDTH R/W
D.B.1205-314
HWY.P.B.XI-257 THRU 262

STATE ROUTE 631(5TH STREET)
VARIABLE WIDTH R/W
D.B.1205-314
HWY.P.B.XI-257 THRU 262
D.B.4367-496,501 & 502 PLANS

SELF-STORAGE + RETAIL
20,987 SF FOOTPRINT
BFE#1 422.00
BFE#2 432.67
FFE#1 443.33
FFE#2 454.00
FFE#3 464.67

RETAIL TENANT 2,298 SF FFE 454.00
RETAIL TENANT 2,039 SF FFE 454.00
STAIR A
STAIR B
ELEVATOR A
ELEVATOR B
STORAGE OFFICE 755 SF
13 PARKING SPACES
53 ON-STREET PARKING SPACES
PERMEABLE CONCRETE PAVERS
SYNAPTIC TRANSPORT PLAZA
SEGMENTAL BLOCK RETAINING WALL MAX HEIGHT 10'
MOUNTABLE CURB (CG-3)
6" DIP WATER LINE
8" DIP WATER LINE
18" HDPE
8" HDPE
36" HP STORM
CONNECTS TO EXISTING WATERLINE
CONNECTS TO EXISTING STORM PIPE
CONNECTS TO EXISTING SEWER
SAN MH TOP=446.89 INV=437.40
SAN MH TOP=428.64 INV=418.61
TW 56 BW 50
TW 54 BW 44
218' TO COUNTRY GREEN LANE
254' TO COUNTRY GREEN LANE
310' TO OLD LYNCHBURG ROAD
WAHOO WAY
PRIVATE ROW
25 MPH SPEED LIMIT
INST# 201800013720
FHA
WW
FIBE

Scale: 1"=30'

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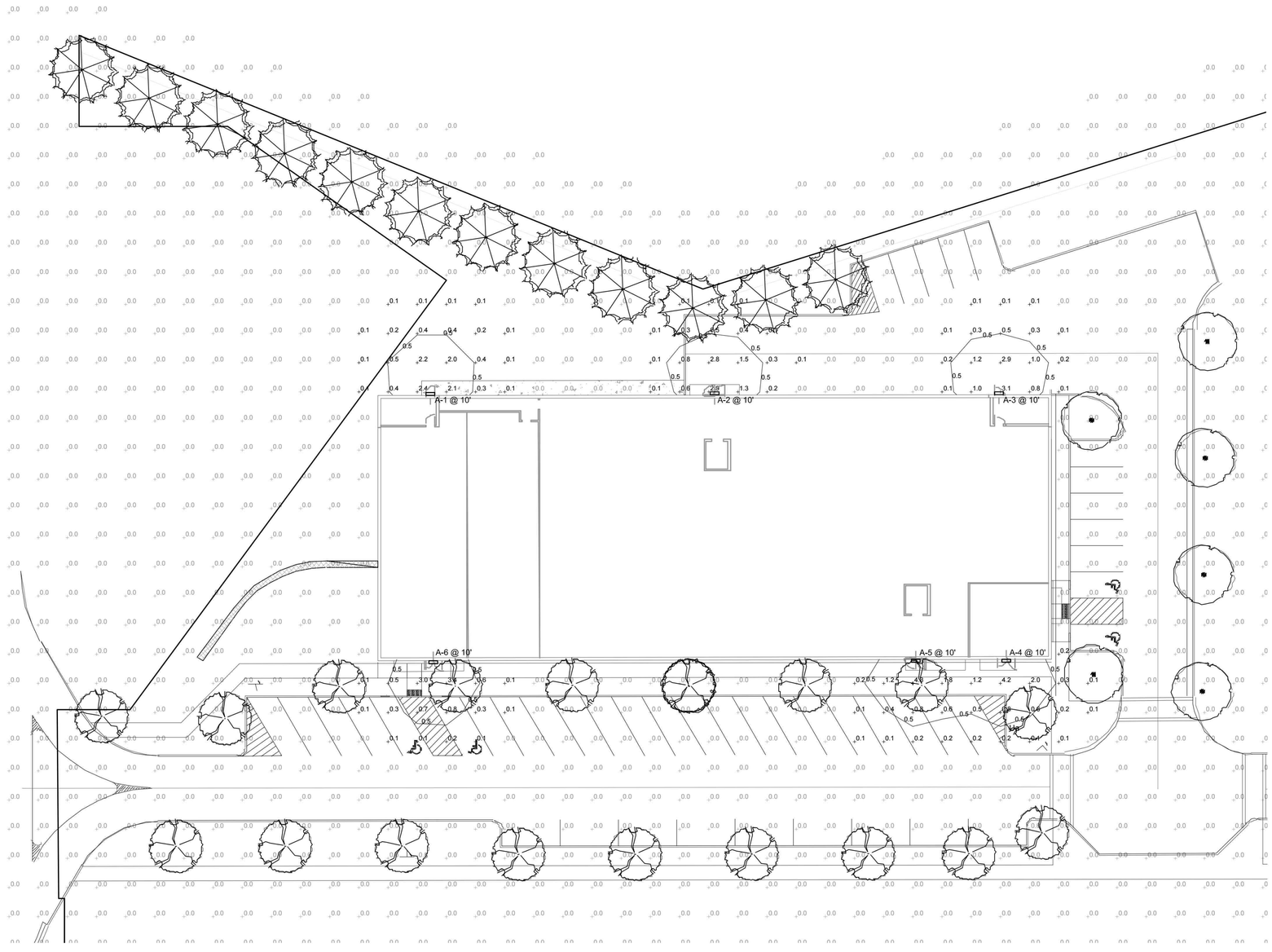
ALBEMARLE BUSINESS CAMPUS: BLOCK 5

ALBEMARLE COUNTY, VIRGINIA
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2020.10.05
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FILE NO.
18.004

GRADING & UTILITY PLAN

C7





ARC1 LED
Architectural Wall Luminaire

Catalog Number

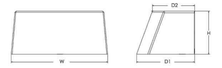
Notes

Type

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

Specifications

Depth (D1):	6.5"
Depth (D2):	4.75"
Height:	5"
Width:	11"
Weight: (without options)	7 lbs



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

ARC LED Family Overview

Luminaire	Standard EM, 0˚C	Cold EM, -20˚C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options		Finish	
ARC1 LED	P1 1,500 Lumens P2 2,000 Lumens P3 3,000 Lumens	30K 3000K 40K 4000K 50K 5000K	MVOLT 347[1]	E4WH Emergency battery backup, CEC compliant (4W, 0°C min)[1] PE Button type photocell for dusk-to-dawn operation DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[1] SPD6KV 6kV surge protection[1] FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100%[2]		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone	

Accessories
Ordered and shipped separately.

WSBBW DDBXD U — Surface - mounted back box (specify finish)

NOTES
1 347V not available with E4WH.
2 FAO not available with DMG.

LITHONIA LIGHTING® COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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ARC1 LED
Rev. 08/17/20

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number of Lamps	Filename	Wattage	Light Loss Factor
	A	6	Lithonia Lighting	ARC1 LED P1 30K	ARC1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K	1	ARC1_LED_P1_30K .ies	10.9	1.00

30 0 30 60 90
Scale: 1"=30'

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FINAL SITE DEVELOPMENT PLAN

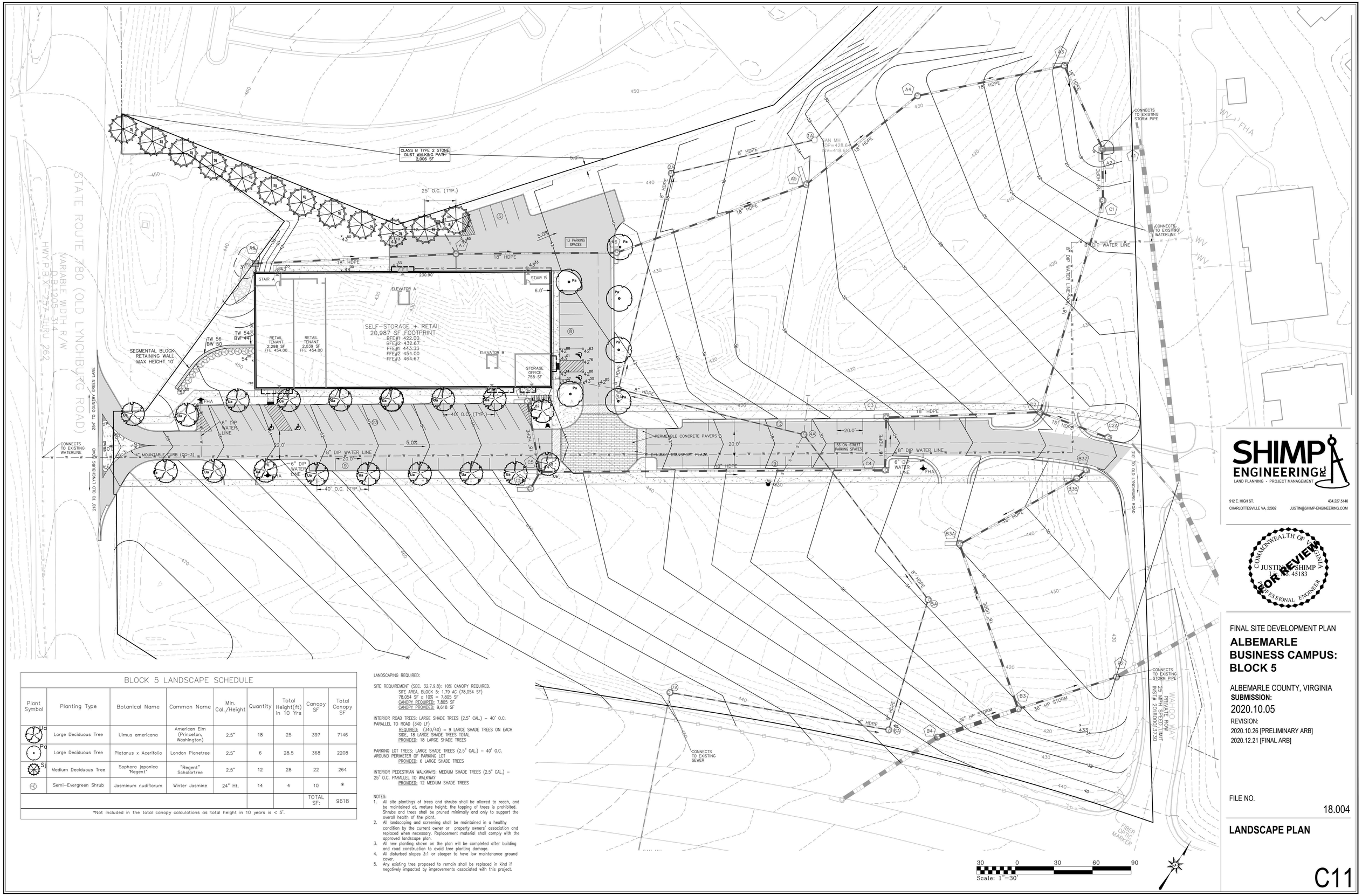
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LIGHTING PLAN

C10



BLOCK 5 LANDSCAPE SCHEDULE								
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Total Height(ft) in 10 Yrs	Canopy SF	Total Canopy SF
Ua	Large Deciduous Tree	Ulmus americana	American Elm (Princeton, Washington)	2.5"	18	25	397	7146
Pa	Large Deciduous Tree	Platanus x Acerifolia	London Planetree	2.5"	6	28.5	368	2208
Sj	Medium Deciduous Tree	Sophora japonica "Regent"	"Regent" Scholartree	2.5"	12	28	22	264
	Semi-Evergreen Shrub	Jasminum nudiflorum	Winter Jasmine	24" Ht.	14	4	10	*
							TOTAL SF:	9618

*Not included in the total canopy calculations as total height in 10 years is < 5'.

LANDSCAPING REQUIRED:

SITE REQUIREMENT (SEC. 32.7.9.8): 10% CANOPY REQUIRED.
SITE AREA, BLOCK 5: 1.79 AC (78,054 SF)
78,054 SF x 10% = 7,805 SF
CANOPY REQUIRED: 7,805 SF
CANOPY PROVIDED: 9,618 SF

INTERIOR ROAD TREES: LARGE SHADE TREES (2.5" CAL.) – 40' O.C.
PARALLEL TO ROAD (340 LF)
REQUIRED: (340/40) = 9 LARGE SHADE TREES ON EACH SIDE, 18 LARGE SHADE TREES TOTAL
PROVIDED: 18 LARGE SHADE TREES

PARKING LOT TREES: LARGE SHADE TREES (2.5" CAL.) – 40' O.C.
AROUND PERIMETER OF PARKING LOT
PROVIDED: 6 LARGE SHADE TREES

INTERIOR PEDESTRIAN WALKWAYS: MEDIUM SHADE TREES (2.5" CAL.) – 25' O.C. PARALLEL TO WALKWAY
PROVIDED: 12 MEDIUM SHADE TREES

NOTES:
1. 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.
2. All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
3. All new planting shown on the plan will be completed after building and road construction to avoid tree planting damage.
4. All disturbed slopes 3:1 or steeper to have low maintenance ground cover.
5. Any existing tree proposed to remain shall be replaced in kind if negatively impacted by improvements associated with this project.

30 0 30 60 90
Scale: 1"=30'

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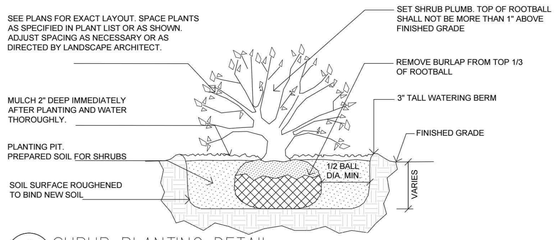
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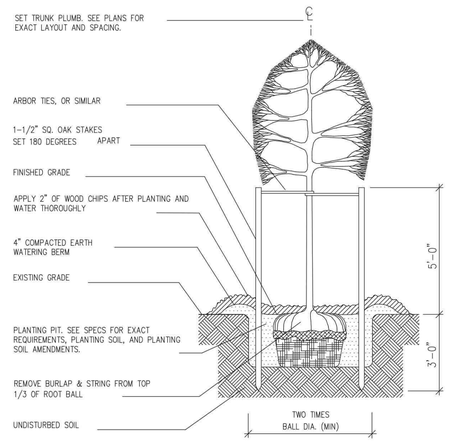
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LANDSCAPE PLAN

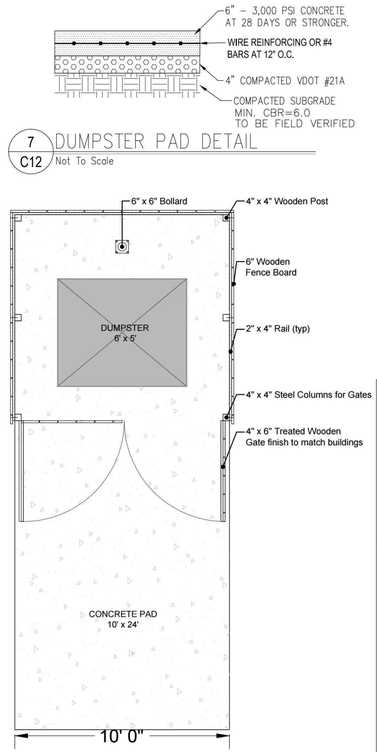
C11



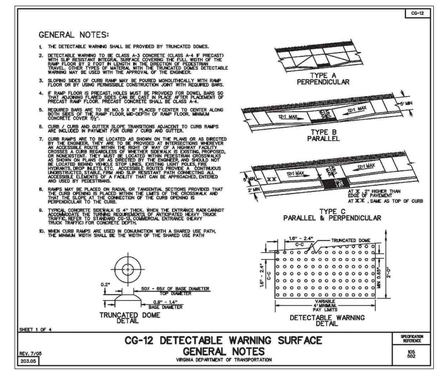
1 C12 SHRUB PLANTING DETAIL
Not To Scale



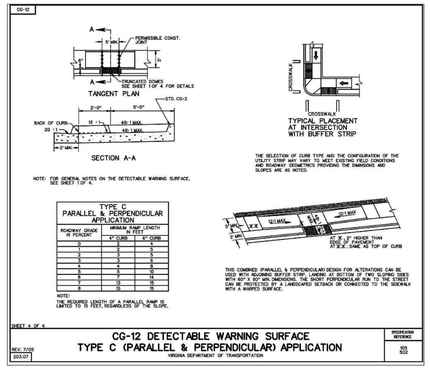
2 C12 TREE PLANTING DETAIL
Not To Scale



7 C12 DUMPSTER PAD DETAIL
Not To Scale

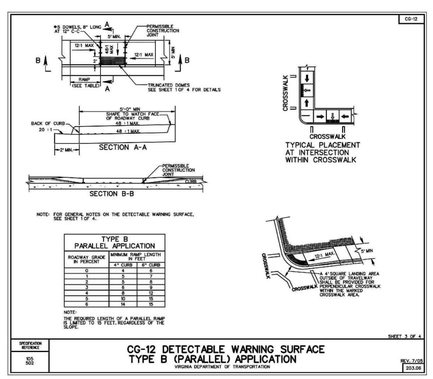


3 C12 CG-12 DETECTABLE WARNING SURFACE GENERAL NOTES
Not To Scale

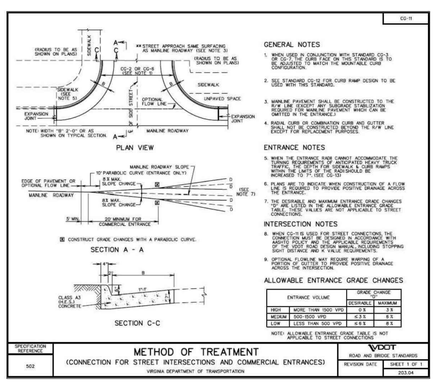


4 C12 CG-12 DETECTABLE WARNING TYPE C
Not To Scale

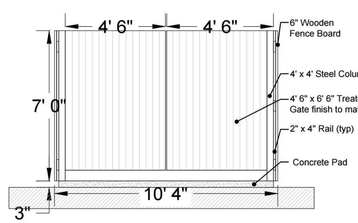
DUMPSTER PAD PLAN



5 C12 CG-12 DETECTABLE WARNING TYPE B
Not To Scale



6 C12 VDOT: METHOD OF TREATMENT
Not To Scale



DUMPSTER PAD ENCLOSURE

8 C12 DUMPSTER PAD DETAILS
Not To Scale



(To be mounted below accessibility parking sign)

9 C12 HANDICAP PARKING SIGN DETAILS
Not To Scale

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ALBEMARLE BUSINESS CAMPUS: BLOCK 5

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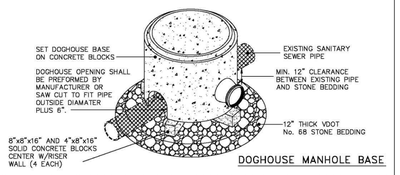
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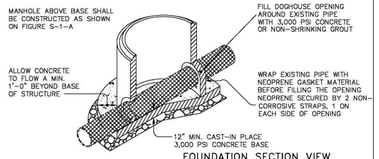
LANDSCAPE & SITE DETAILS

C12

PRECAST CONCRETE MANHOLE BASES SHALL BE FABRICATED IN ACCORDANCE WITH PART V, SECTION G OF THESE SPECIFICATIONS.



DOGHOUSE MANHOLE BASE



FOUNDATION SECTION VIEW

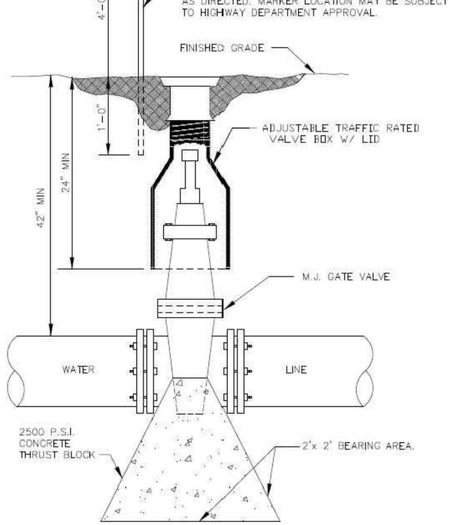
NOTES:

1. CONSTRUCT A FORMED INVERT FROM NEW SEWER LINE TO ALLOW FLOW TO THE EXISTING PIPE.
2. POUR A SHELF TO THE LOWER HALF OF THE EXISTING PIPE.
3. CUT AND REMOVE THE TOP HALF OF EXISTING PIPE TO WITHIN 6" OF THE MANHOLE WALLS AFTER THE INVERT AND SHELF HAVE BEEN FORMED, AND THE MH HAS BEEN FULLY TESTED IN ACCORDANCE WITH THESE SPECIFICATIONS.

TYPICAL MANHOLE BASE
SHOWING "DOGHOUSE" INSTALLATION

N.T.S
FIG. S-1-A1

1 C15 ACSA: TYPICAL MH BASE – DOGHOUSE
NOT TO SCALE

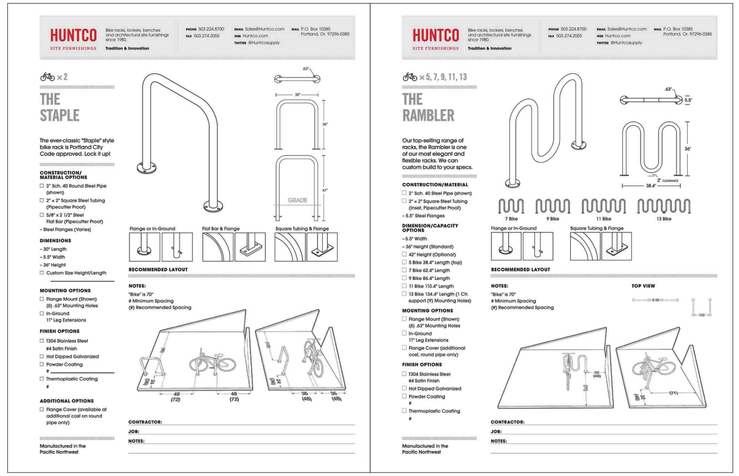


NOTE : IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.

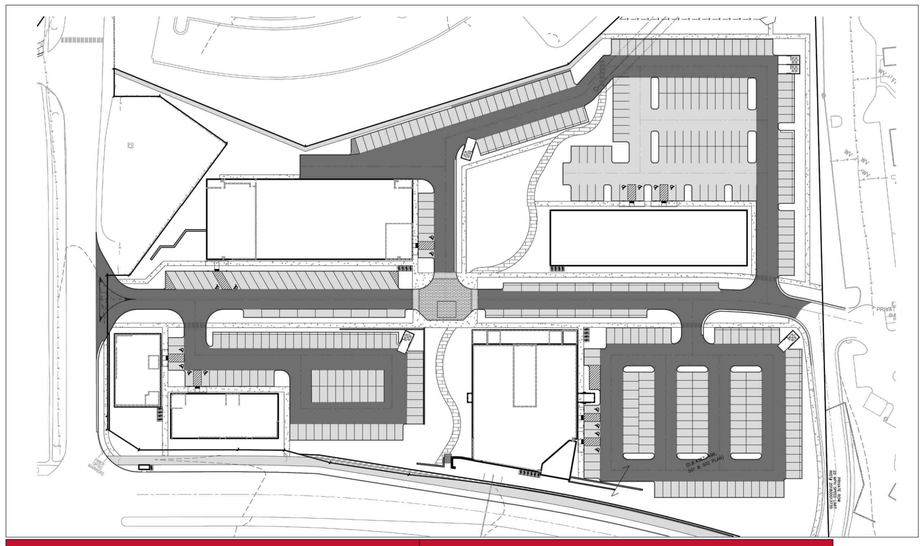
TYPICAL GATE VALVE

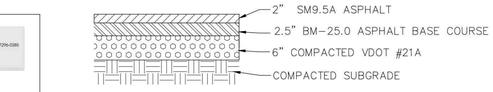
NTS
FIG. W-5

2 C15 ACSA: 2GATE VALVE (TYP.)
NOT TO SCALE

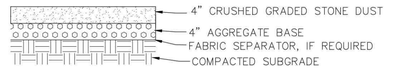


3 C15 BIKE RACK DETAIL
NOT TO SCALE

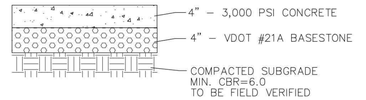




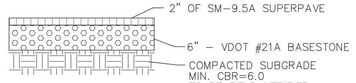
4 C15 HEAVY DUTY ASPHALT DETAIL
NOT TO SCALE



5 C15 CLASS B TYPE 2 PATH DETAIL
NOT TO SCALE



6 C15 TYPICAL SIDEWALK SECTION
NOT TO SCALE

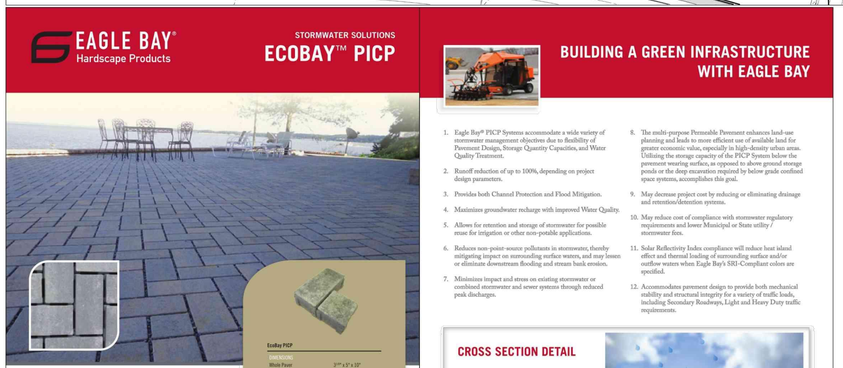


7 C15 TYPICAL PAVEMENT SECTION
NOT TO SCALE

PAVEMENT MAP LEGEND

- HEAVY DUTY ASPHALT - SEE ABOVE FOR DETAIL
- ASPHALT (TYP.) - SEE ABOVE FOR DETAIL

8 C15 PAVEMENT MAP
NOT TO SCALE



9 C15 PERMEABLE PAVERS DETAIL
NOT TO SCALE

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FOR REVIEW

FINAL SITE DEVELOPMENT PLAN

ALBEMARLE BUSINESS CAMPUS: BLOCK 5

ALBEMARLE COUNTY, VIRGINIA

SUBMISSION:
2020.10.05

REVISION:
2020.10.26 [PRELIMINARY ARB]
2020.12.21 [FINAL ARB]

FILE NO.
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SITE & ACSA DETAILS

C15