# TOWNPLACE INN AND SUITES

# INITIAL SITE PLAN

## COUNTY OF ALBEMARLE, VIRGINIA

## DECEMBER 27, 2021

SITE DATA:

TAX MAP PARCEL AND OWNER INFO: TMP 78-9D (07800-00-00-009D0)
ALBEMARLE HOTEL, LLC
195 RIVERBEND DRIVE
CHARLOTTESVILLE, VA 22911

TOTAL PARCEL AREA: 2.4 ACRES

LIMITS OF DISTURBANCE: 2.26 ACRES

ZONING: HIGHWAY COMMERCIAL (HC)
MAGISTERIAL DISTRICT: RIVANNA

ABUTTING PARCELS: TMP 78-9B (07800-00-00-009B0)
GUADALAJARA CORPORATION IV
ZONED: HIGHWAY COMMERCIAL (HC)
USE: RESTAURANT

TMP 78-9C (07800-00-00-009C0)
TAP INVESTMENTS, LLC
ZONED: HIGHWAY COMMERCIAL (HC)
USE: NEIGHBORHOOD SHOPPING

TMP 78-11B1 (07800-00-00-011B1)
SANDAV, LLC
ZONED: HIGHWAY COMMERCIAL (HC)
USE: VACANT COMMERCIAL LAND

SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY: RUMMEL, KLEPPER & KAHL, LLP

VERTICAL DATUM REFERENCE: NAVD 88

UTILITIES: WATER AND SANITARY SEWER

DRAINAGE DISTRICT: MEADOW CREEK - RIVANNA RIVER WATERSHED

ADJACENT WATERCOURSES: TRIBUTARY TO RIVANNA RIVER

THE SITE IS NOT LOCATED WITHIN THE WATERSHED OF A PUBLIC WATER RESERVOIR.

FLOODPLAIN: THE SITE HAS NO REGULATED FLOODPLAIN ON THE SUBJECT PROPERTY, REFERRING TO FEMA FIRM PANEL:51003C0287D, FLOOD HAZARD ZONE:X

CRITICAL SLOPES: THERE ARE NO CRITICAL SLOPES THAT EXIST ON THE SITE.
THE SITE CONTAINS MANAGED STEEP SLOPES.

EXISTING LANDSCAPE FEATURES: PREVIOUSLY DISTURBED - GRASS AND SPARSE TREES

ZONING SITE REQUIREMENTS:

**USE**
CURRENT: VACANT
PROPOSED: HOTEL (119 UNITS; 78,500 GFA)

**SETBACKS**
BUILDING:
FRONT: 10' MINIMUM FROM RIGHT-OF-WAY OR EDGE OF SIDEWALK OUTSIDE OF ROW
FRONT: 30' MAXIMUM FROM RIGHT-OF-WAY OR EDGE OF SIDEWALK OUTSIDE OF ROW
PARKING:
FRONT: 10' MINIMUM FROM ANY PUBLIC STREET RIGHT-OF-WAY

**BUILDING HEIGHT**
MAXIMUM ALLOWABLE BUILDING HEIGHT: 65 FEET (HIGHWAY COMMERCIAL DISTRICT)
MINIMUM 15' STEPBACK FOR EACH STORY THAT BEGINS 40' IN HEIGHT OR ABOVE THE THIRD STORY, WHICH EVER COMES FIRST.

PROPOSED MAX BUILDING HEIGHT 60.83' (HIGH PARAPET)
PROPOSED STEP BACK BUILDING HEIGHT 35.83' (PARAPET - 15.92' STEP BACK)

**PARKING**
REQUIRED PARKING:

HOTEL USE: 1 SPACE PER GUEST ROOM
(1 SPACE X 119 GUEST ROOMS) = 119 SPACES

TOTAL PARKING REQUIRED: 119 SPACES

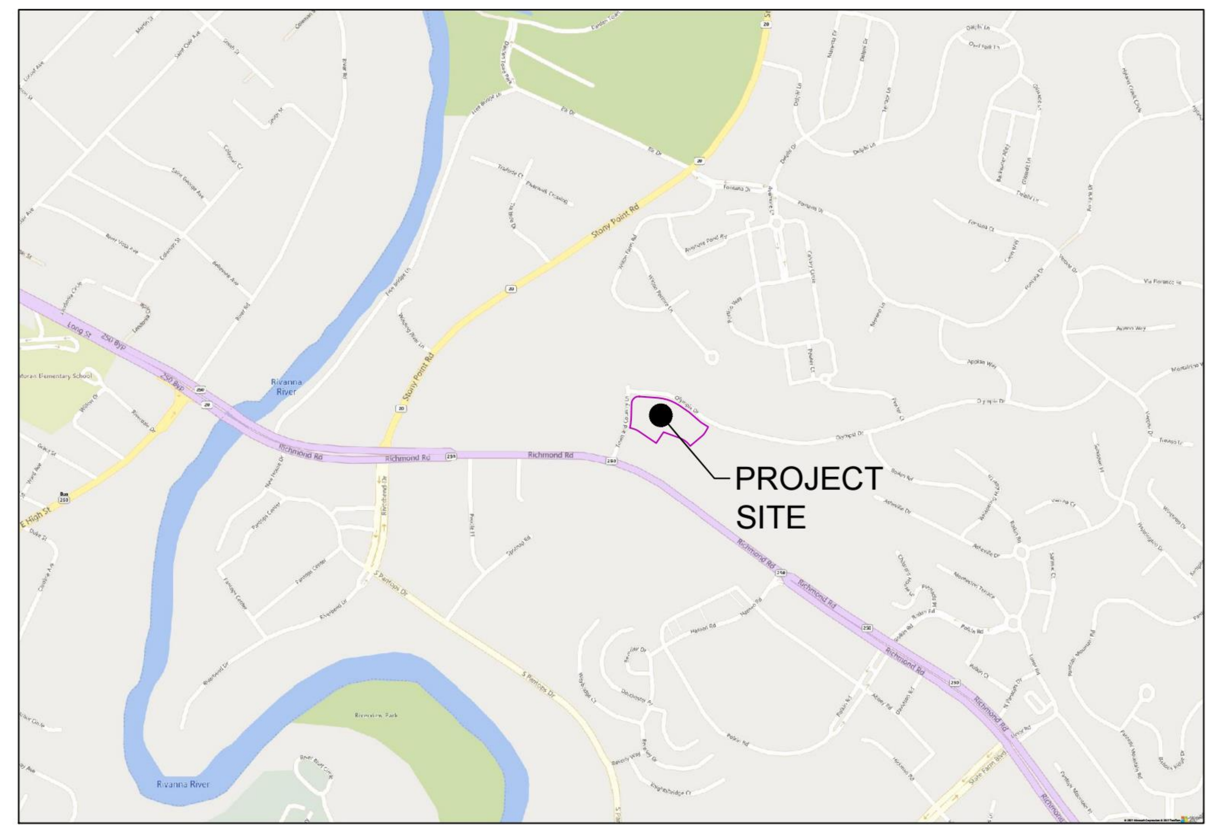
PARKING PROVIDED: 120 SPACES

**IMPERVIOUS AREA**
EXISTING IMPERVIOUS AREA: 0.017 ACRES
PROPOSED IMPERVIOUS AREA: 1.66 ACRES

VEHICLE TRIP GENERATION

**Trip Generation for Townplace Inn and Suites**

| LAND USE | ITE CODE | AMOUNT | UNITS | WEEKDAY | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | ADT | AM PEAK HOUR | | | PM PEAK HOUR | | |
| | | | | | IN | OUT | TOTAL | IN | OUT | TOTAL |
| Hotel | 310 | 119 | Rooms | 995 | 35 | 30 | 64 | 42 | 30 | 73 |




**VICINITY MAP**
SCALE 1":1000'

## OWNER:
ALBEMARLE HOTEL, LLC
195 RIVERBEND DRIVE
CHARLOTTESVILLE, VA

## DEVELOPER:
HMP PROPERTIES, LLC
5388 DISCOVERY PARK BLVD STE 300
WILLIAMSBURG, VA 23188
CONTACT: ASIM KUMAR
PHONE: 804-273-9811

## ENGINEER OF RECORD:
TIMMONS GROUP
608 PRESTON AVENUE, SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT:
TELEPHONE:


| Sheet List Table | |
|---|---|
| **Sheet Number** | **Sheet Title** |
| C0.0 | COVER SHEET |
| C1.0 | NOTES AND DETAILS |
| C1.1 | NOTES AND DETAILS |
| C2.0 | EXISTING CONDITIONS |
| C4.0 | LAYOUT AND UTULITIES |
| C5.0 | GRADING AND DRAINAGE PLAN |
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| L2.0 | LANDSCAPE NOTES AND DETAILS |
| L3.0 | SITE LIGHTING AND PHOTOMETRIC PLAN |


TOTAL NUMBER OF SHEETS: 9

SIGNATURE PANEL:

| | APPROVAL | DATE |
|---|---|---|
| DEPARTMENT OF COMMUNITY DEVELOPMENT | | |
| PLANNING & ZONING | | |
| ENGINEERING | | |
| INSPECTIONS | | |
| E911 | | |
| DEPARTMENT OF FIRE AND RESCUE | | |
| ALBEMARLE COUNTY SERVICE AUTHORITY | | |
| VIRGINIA DEPARTMENT OF TRANSPORTATION | | |
| VIRGINIA DEPARTMENT OF HEALTH | | |
| ARCHITECTURAL REVIEW BOARD | | |

COMMONWEALTH OF VIRGINIA
Bryan D. Cichocki
Lic. No. 53741
12/27/21
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
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| DATE | REVISION DESCRIPTION |
|---|---|
| 12/27/21 | INITIAL SITE PLAN 1ST SUB |

DATE: 12/27/2021
DRAWN BY: Tre Bright
DESIGNED BY: Tre Bright
CHECKED BY: Bryan Cichocki
SCALE: N/A

TIMMONS GROUP

TOWNPLACE INN AND SUITES
COUTNY OF ALBEMARLE, VIRGINIA
COVER SHEET

JOB NO. 49421
SHEET NO. C0.0

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## GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR AS BUILT DOCUMENTATION, AS REQUIRED BY THE LOCALITY. THIS INCLUDES, BUT IS NOT LIMITED TO, TESTING, INSTALLATION DOCUMENTATION, SURVEY, ETC. ALL REQUIREMENTS SHALL BE DISCUSSED WITH THE LOCALITY PRIOR TO THE BEGINNING CONSTRUCTION.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL FEDERAL, STATE AND LOCAL AGENCIES.
3. LAND USE PERMITS (LUP-A) MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE EXISTING STATE MAINTAINED RIGHT OF WAY (INCLUDING ACCESS).
4. VDOT IS TO RECEIVE WRITTEN NOTIFICATION 48 HOURS PRIOR TO COMMENCING WITH INITIAL CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC, PRIOR TO CONSTRUCTION.
6. UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER. THESE AREAS SHALL BE EXCAVATED BELOW PLAN GRADE AS DIRECTED BY THE OWNER'S REPRESENTATIVE, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
7. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT STANDARDS.
8. ALL STORM SEWER PIPE SHALL BE REINFORCED TONGUE AND GROVE CONCRETE PIPE IN ACCORDANCE WITH ASTM-C-76. PIPE WITHIN THE RIGHT OF WAY SHALL BE MINIMUM CLASS III OR GREATER IN ACCORDANCE WITH CURRENT VDOT STANDARDS AND SPECIFICATIONS.
9. IF PRE-CAST UNITS ARE TO BE USED, VDOT SHALL BE NOTIFIED AND THE MANUFACTURER SHALL SUBMIT DRAWING DETAILS FOR REVIEW. CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS.
10. ALL CONCRETE SHALL BE A3-AE (AIR ENTRAINED 3,000 PSI), UNLESS OTHERWISE NOTED.
11. ALL ENTRANCES ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT VDOT STANDARDS.
12. DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS NEED TO BE RESUBMITTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED PLANS AND/OR THE DRAINAGE CALCULATIONS, WHICH MUST BE SUBMITTED AND APPROVED BY THE ENGINEER.
13. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL MISS UTILITY OF CENTRAL VIRGINIA AT 1-800-552-7001. THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN EXISTING AND/OR PROPOSED RIGHT-OF-WAY REQUIRED BY THE DEVELOPMENT.
14. CASING SLEEVES SHALL BE PLACED AT ALL ROAD CROSSINGS FOR GAS, POWER, TELEPHONE AND CABLE TV SERVICE TRUNK LINES. (N/A)
15. THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.
16. VDOT & ALBEMARLE COUNTY APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED NECESSARY.
17. VDOT SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER'S REPRESENTATIVE FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
18. A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE WILL BE REQUIRED AT THE RATE OF 0.30 GALLONS PER SQUARE YARD (REC-250 PRIME COAT) PER VDOT STANDARDS AND SPECIFICATIONS.
19. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
20. THE OWNER'S REPRESENTATIVE SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
21. A GEOTECHNICAL ENGINEER IS TO ASCERTAIN CAUSE AND CERTIFY RECOMMENDED METHOD OF REPAIR FOR ALL PAVEMENT STRUCTURAL FAILURES PRIOR TO STATE ACCEPTANCE. (N/A)
22. ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
23. CERTIFICATION AND SOURCE OF MATERIALS ARE TO BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR ALL MATERIALS AND BE IN ACCORDANCE WITH THE ROAD AND BRIDGE SPECIFICATIONS, AND ROAD AND BRIDGE STANDARDS.
24. APPROVAL OF A DETAILED CONSTRUCTION SEQUENCING/MAINTENANCE OF TRAFFIC NARRATIVE FOR THE WORK ZONE IS A PREREQUISITE FOR ISSUANCE OF A LAND USE PERMIT ALLOWING ACCESS TO AND CONSTRUCTION WITHIN VDOT MAINTAINED RIGHT OF WAY. (N/A)
25. GRADE LINES ON PROFILES DENOTE FINISHED GRADE OF CENTER LINE OF ROAD. (N/A)
26. ALL APPROACH GUTTERS TO SAG INLETS SHALL MAINTAIN A MINIMUM SLOPE OF 0.004 ft./ft.
27. WHERE A TYPE "B" NOSE IS SPECIFIED ON AN INLET IN CONJUNCTION WITH ROLL FACE CURB AND GUTTER OR CG-7, THERE SHALL BE A 20' TRANSITION ON EACH SIDE OF THE INLET. (N/A)
28. CONTRACTOR SHALL PROVIDE A SEQUENCE OF CONSTRUCTION/MAINTENANCE OF TRAFFIC PLAN IN ACCORDANCE WITH THE STANDARDS AND GUIDELINES CONTAINED IN THE 2011 EDITION OF THE VIRGINIA WORK AREA PROTECTION MANUAL FOR REVIEW BY THE ENGINEER, OWNER'S REPRESENTATIVE, AND VDOT PRIOR TO STARTING WORK THAT IMPACTS TRAFFIC ON STATE ROADS.
29. ALL NEW HANDICAP ACCESSIBLE REQUIREMENTS ON-SITE AND WITHIN ALL NEW STRUCTURES SHALL COMPLY WITH THE 2015 UNIFORM STATEWIDE BUILDING CODE; 2015 VIRGINIA CONSTRUCTION CODE, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AND ICC/ANSI A117.1-03.
30. THE CLEAR ZONE IS TO BE FREE OF STORED MATERIALS AND PARKED EQUIPMENT.
31. HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.
32. ALL EXCAVATED AREAS WITHIN THE CLEAR ZONE THAT HAVE A DEPTH GREATER THAN 6" SHALL HAVE A 6:1 STONE WEDGE PLACED AT THE END OF THE DAY
33. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
34. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT HAVE A SURFACE SLOPE GREATER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACE THEY SERVE. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AND ACCESSIBLE BUILDING ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE TO THE PARKING FACILITY. WHERE BUILDINGS HAVE MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED NEAR THE ACCESSIBLE ENTRANCES.
35. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.

ALBEMARLE COUNTY ENGINEERING GENERAL CONSTRUCTION NOTES

1. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT OF WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT.
3. EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND MUST BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
4. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED.
5. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
6. PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
7. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
8. UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE - CLASS III.
9. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).
10. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN ALSO. WALLS REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.
11. ALL WATER LINES, SEWER LINES AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.

BLASTING NOTES

1. BLASTING SHALL NOT BE PERMITTED ON THIS PROJECT.

ALBEMARLE COUNTY STORMWATER MANAGEMENT NOTES

1. ALL DAMS AND CONSTRUCTED FILL TO BE WITHIN 95% OF MAXIMUM DRY DENSITY AND 2% OF OPTIMUM MOISTURE CONTENT. ALL FILL MATERIAL TO BE APPROVED BY A GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER IS TO BE PRESENT DURING CONSTRUCTION OF DAMS.
2. PIPE AND RISER JOINTS ARE TO BE WATERTIGHT WITHIN STORMWATER MANAGEMENT FACILITIES.
3. FOR TEMPORARY SEDIMENT TRAPS OR BASINS WHICH ARE TO BE CONVERTED TO PERMANENT STORMWATER MANAGEMENT FACILITIES; CONVERSION IS NOT TO TAKE PLACE UNTIL THE SITE IS STABILIZED, AND PERMISSION HAS BEEN OBTAINED FROM THE COUNTY EROSION CONTROL INSPECTOR.

## ACSA GENERAL WATER & SEWER CONDITIONS

SEPTEMBER 14, 2021

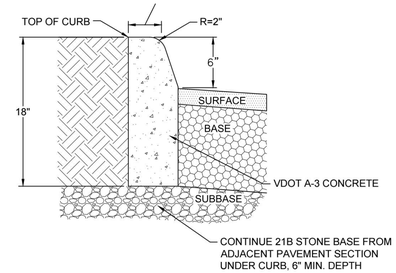
1. WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA) INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER ACSA OFFICIALS AT THE START OF THE WORK.
2. THE ALBEMARLE COUNTY SERVICE AUTHORITY SHALL HAVE ACCESS TO USE THE AIRSPACE ABOVE THE LOCATIONS OF CONSTRUCTION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




NOTE: ALL LUMBER SHALL BE PRESSURE TREATED

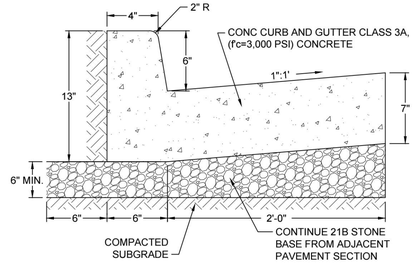
## DUMPSTER ENCLOSURE DETAILS

N.T.S.



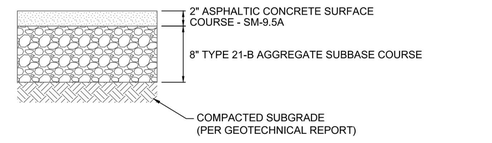

## VDOT STANDARD CG-2 CURB

No Scale



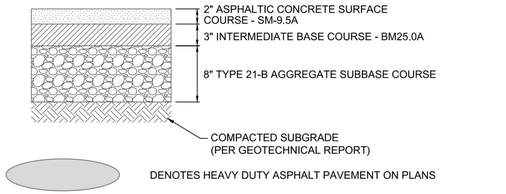

## VDOT STANDARD CG-6 CURB & GUTTER

No Scale



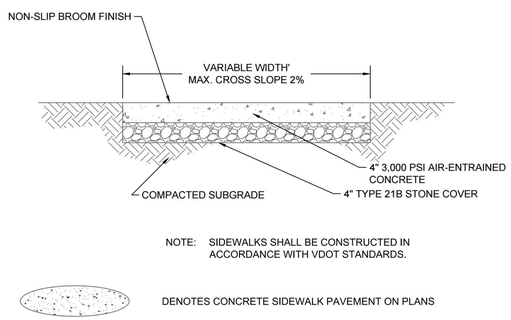

## LIGHT DUTY ASPHALT PAVEMENT SECTION

No Scale




## HEAVY DUTY ASPHALT PAVEMENT SECTION

No Scale




## CONCRETE SIDEWALK PAVEMENT SECTION

No Scale


Bryan D. Cichocki
Lic. No. 53741
12/27/21



THIS DRAWING PREPARED AT THE
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YOUR VISION ACHIEVED THROUGH OURS.

| REVISION DESCRIPTION | DATE |
|---|---|
| INITIAL SITE PLAN 1ST SUB | 12/27/21 |

DATE 12/27/2021
DRAWN BY Tre Bright
DESIGNED BY Tre Bright
CHECKED BY Bryan Cichocki
SCALE N/A

TIMMONS GROUP

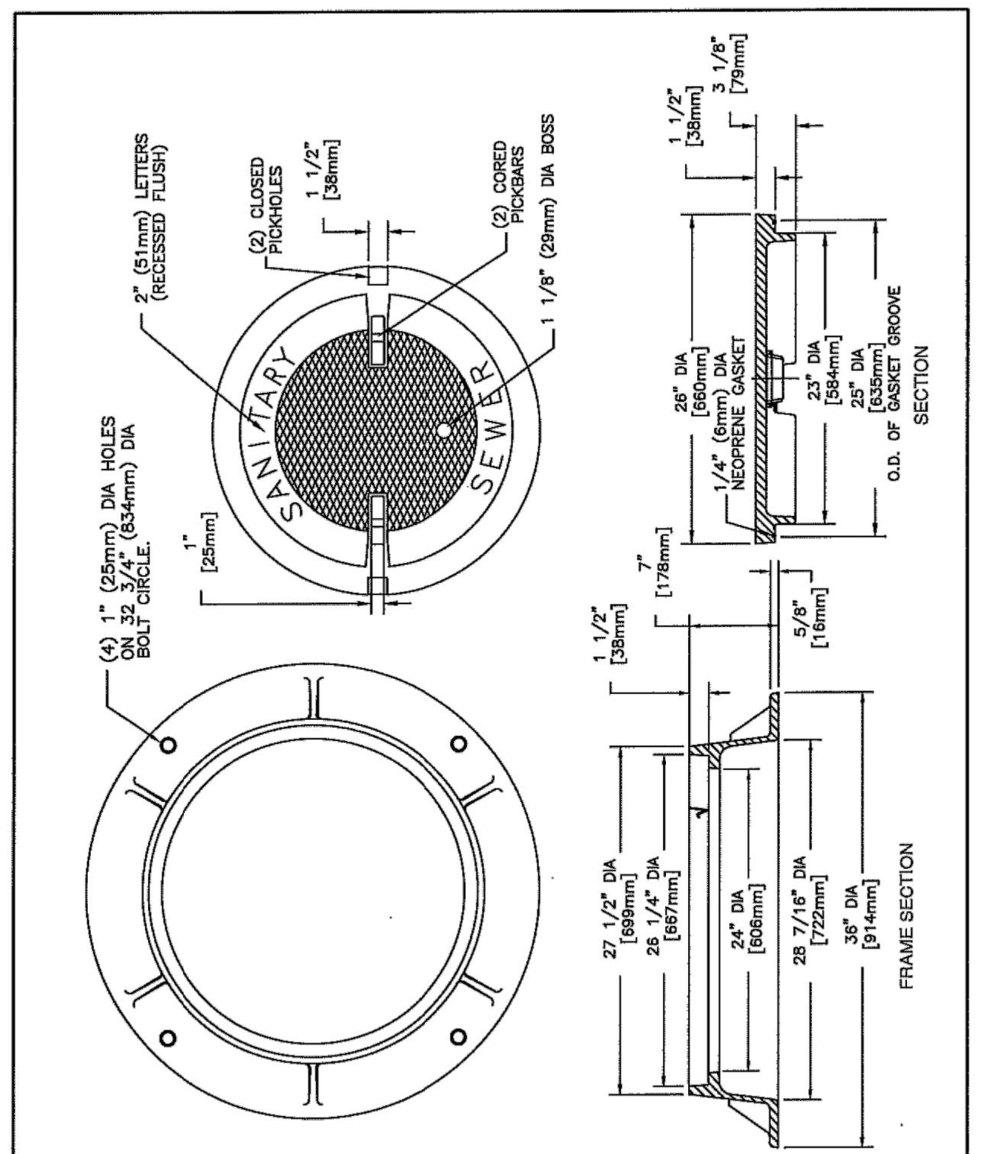
TOWNPLACE INN AND SUITES
COUTNY OF ALBEMARLE, VIRGINIA
NOTES AND DETAILS

JOB NO. 49421
SHEET NO. C1.0


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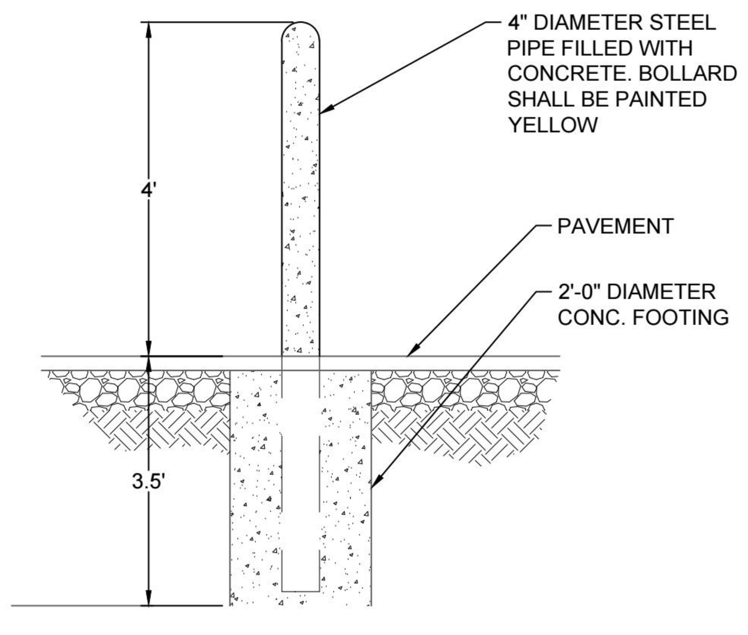
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## TYPICAL MANHOLE FRAME & COVER

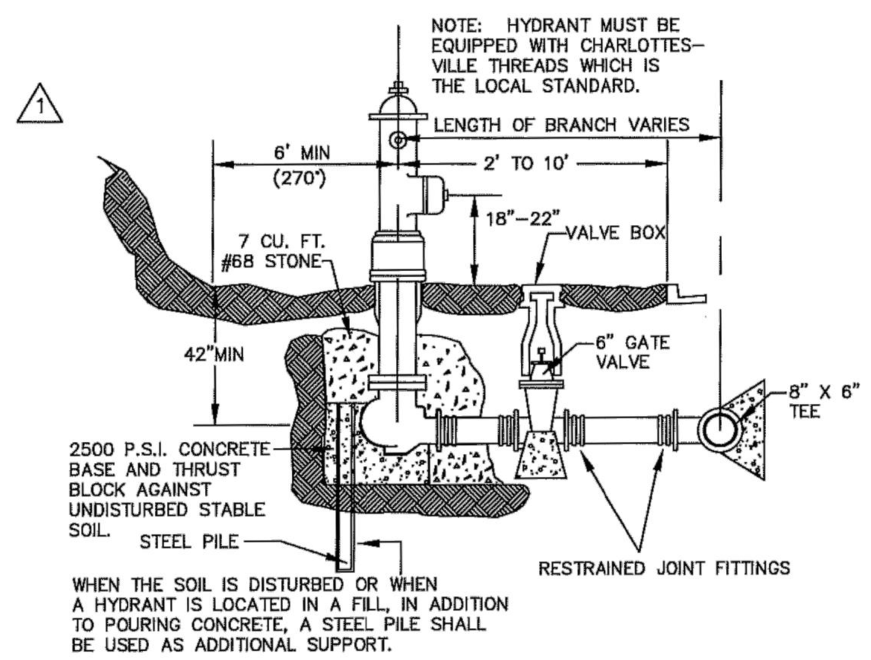
N.T.S
FIG S-I-D

TD-31




## BOLLARD DETAIL

No Scale




NOTE :

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

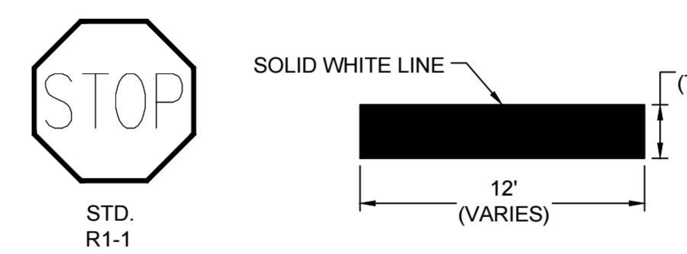
## TYPICAL FIRE HYDRANT ASSEMBLY DETAIL

N.T.S.
FIG. W–4

TD–8

## SIGNAGE NOTES:

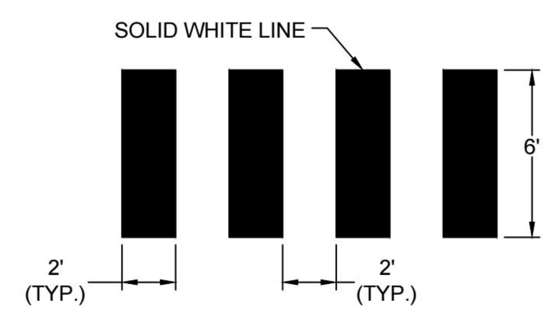
1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THERE TO:
   - A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
   - B. THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
   - C. THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS.
   - D. THE 2000 INTERNATIONAL FIRE CODE.
2. SIGN LOCATIONS ARE APPROXIMATE AND ARE TO BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER CONSTRUCTIONS, AND TO COMPLY WITH STANDARDS REFERENCED IN NOTE 1 ABOVE.
3. ALL SIGNS AND PAVEMENT MARKINGS ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL SIGNS TO BE FURNISHED AND INSTALLED WITH STANDARD U POST GALVANIZED BY THE CONTRACTOR.




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

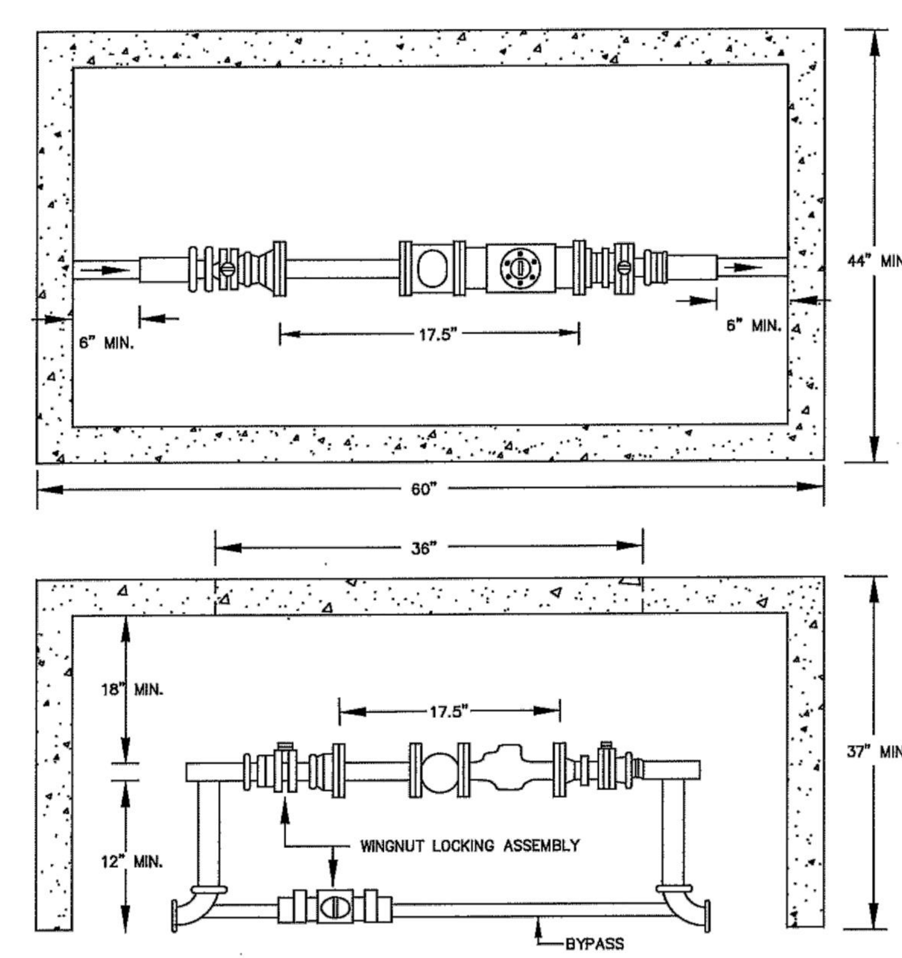
### STOP BAR DETAIL

NO SCALE




## STRIPING AND SIGNAGE DETAIL

No Scale



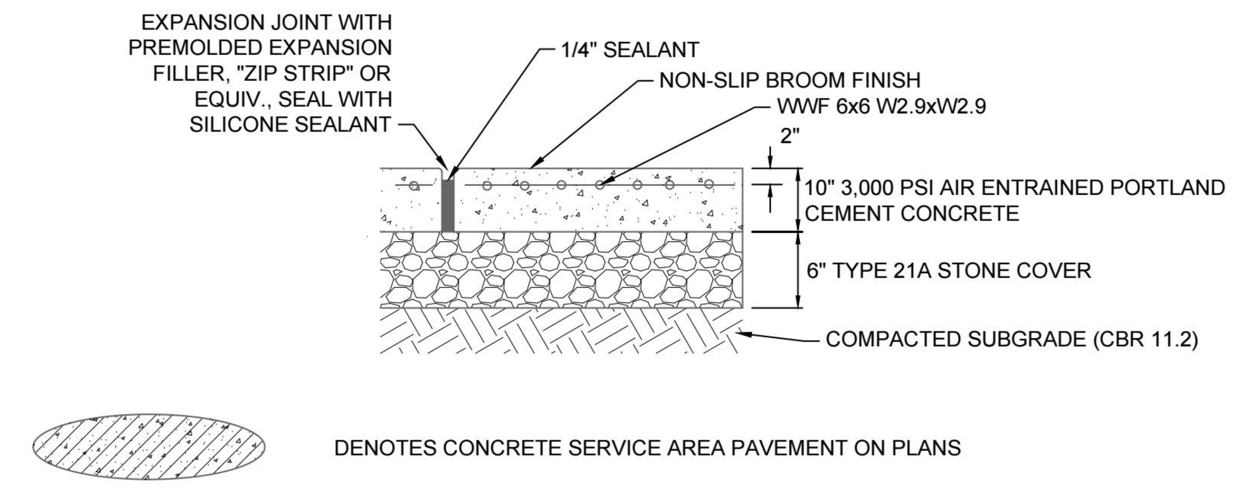

NOTES:

1. PROVIDE A 6" THICK GRAVEL BED BENEATH THE METER VAULT.
2. MINIMUM WALL THICKNESS FOR PRECAST OR POUR–IN–PLACE VAULTS SHALL BE 4". MINIMUM WALL THICKNESS FOR VAULTS CONSTRUCTED OF MASONARY BLOCK SHALL BE 8".
3. THE OUTSIDE OF THE VAULT BELOW GRADE SHALL BE COATED WITH AN APPROVED WATER PROOFING COMPOUND.

## TYPICAL METER VAULT (1 1/2" METER)

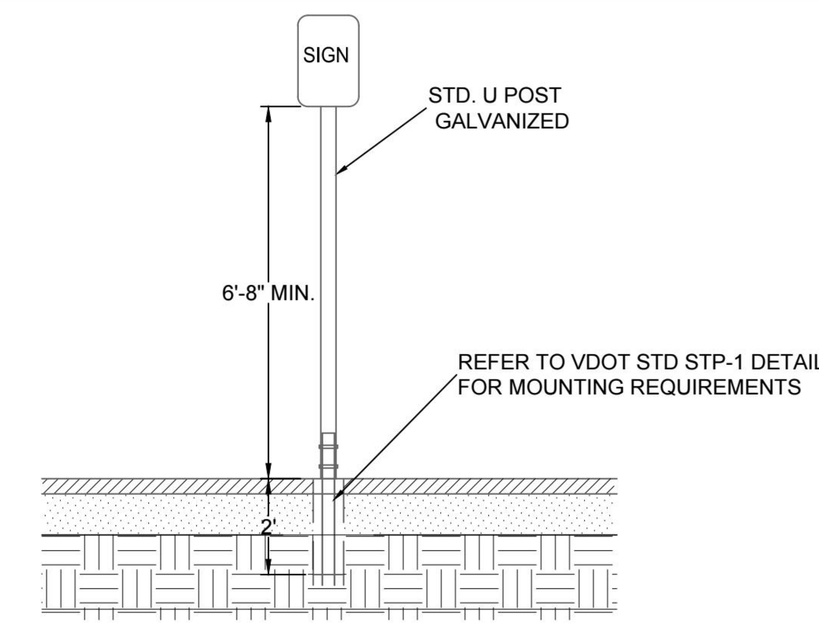
NTS
FIG. W–7B

TD–15



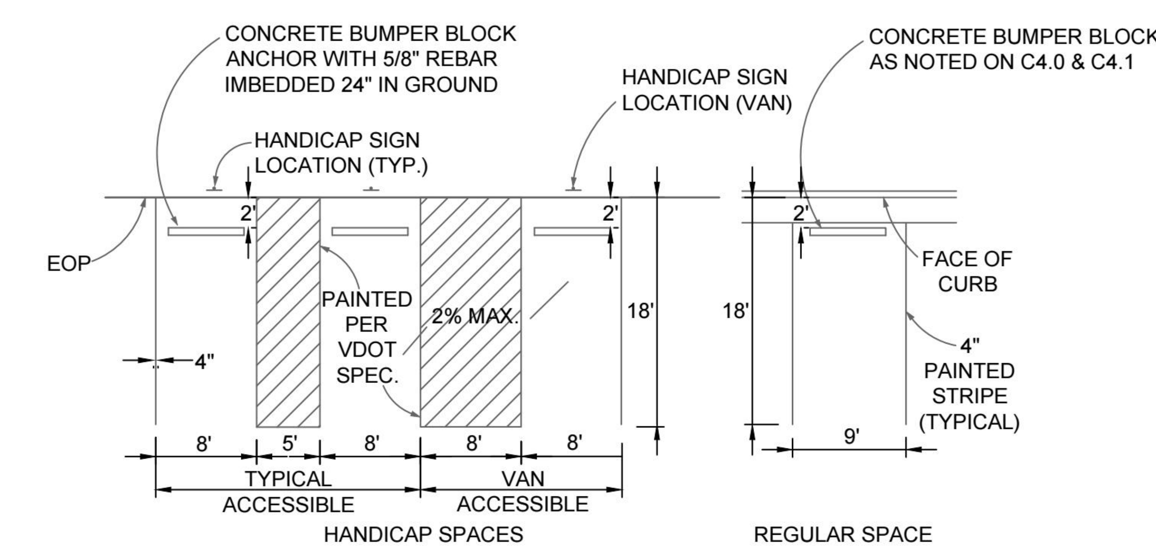

## HEAVY DUTY CONCRETE SECTION

No Scale



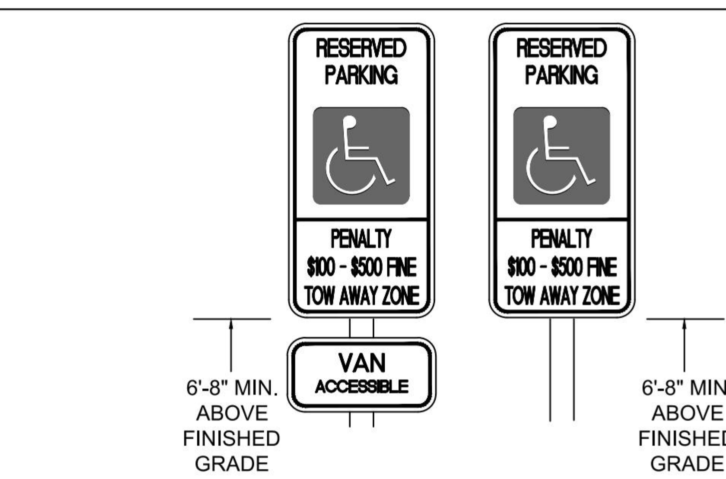

## SIGN AND POST DETAIL

No Scale




## TYPICAL PARKING SPACE DETAILS

No Scale




SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY DISABLED PERSONS. PROVIDE ONE (1) R-7-8 SIGN AT EACH PARKING SPACE INDICATED ON SITE PLAN. SIGN SHALL BE ALUMINUM (PAINTED WHITE) WITH GREEN LETTERS AND INTERNATIONAL WHEELCHAIR SYMBOL. SIGN SHALL BE PLACED ON STEEL POST 1-1/2" O PAINTED BLACK SET IN MIN. 2' OF CONCRETE.

VA. SIGN FOR THE DISABLED ON 0.80 GAUGE ALUMINUM. COLORS: GREEN BORDER & LEGEND, BLUE SYMBOL FOR ACCESSIBILITY, WHITE BACKGROUND.

## PARKING SIGNS FOR THE DISABLED

No Scale

COMMONWEALTH OF VIRGINIA
Bryan D. Cichocki
Lic. No. 53741
12/27/21
PROFESSIONAL ENGINEER

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DATE 12/27/2021
DRAWN BY Tre Bright
DESIGNED BY Tre Bright
CHECKED BY Bryan Cichocki
SCALE N/A

TIMMONS GROUP

# TOWNPLACE INN AND SUITES

COUTNY OF ALBEMARLE, VIRGINIA

# NOTES AND DETAILS

JOB NO. 49421
SHEET NO. C1.1

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AREA UNDER CONSTRUCTION

OLYMPIA DRIVE
45' PUBLIC R/W
STATE ROUTE NUMBER: 1770

TOWN AND COUNTRY LANE
53' PUBLIC R/W
STATE ROUTE NUMBER: 1769

24"RCP
15"RCP
18"RCP
RIP RAP
EXISTING DRAINAGE DITCH
ASPHALT DRIVEWAY
8"PVC
HF

N 88°28'50" W
123.31'
S 01°28'47" W
84.63'
N 55°54'07" W
138.91'
N 34°05'53" E
87.00'
S 69°58'26" E
113.99'
N 89°39'10" E
81.31'
N 49°20'38" W
103.41'
S 31°51'58" E
54.60'
S 29°28'38" W
34.78'
N 49°38'25" E
102.34'

TMP 78-9D
2.40 ACRES
ALBEMARLE HOTEL,LLC
ZONED:HC-EC
USE: VACANT

TMP 78-9B
GUADALAJARA CORP. IV
DB 3339 PG 701
ZONED:HC-EC
USE: TAURANT

TMP 78-9C
1.27 ACRES
ALBEMARLE HOTEL, LLC
ZONED:HC-EC
USE: VACANT

TMP 78-11
6.40 ACRES
DB 1964 PG 184
DB 1965 PG 37
ZONED:HC-EC
USE: VACANT

## LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 76°43'01" E | 13.43' |
| L2 | N 40°21'35" W | 14.42' |

## CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 135.00' | 49.04' | 48.77' | S 66°18'31" E | 20°48'48" |
| C2 | 326.50' | 66.50' | 66.39' | S 07°26'53" W | 11°40'11" |
| C3 | 47.50' | 77.02' | 68.86' | N 48°03'53" E | 92°54'13" |
| C4 | 282.57' | 147.14' | 145.48' | S 70°33'56" E | 29°50'06" |
| C5 | 100.00' | 36.95' | 36.74' | S 39°03'10" W | 21°10'15" |
| C6 | 140.00' | 23.10' | 23.07' | S 45°05'12" E | 09°27'14" |
| C7 | 140.00' | 49.26' | 49.01' | S 59°53'40" E | 20°09'36" |

## LEGEND

- WATER VALVE
- HYDRANT
- SEWER MANHOLE
- STORM MANHOLE
- TREE 2" SAPLING
- SEWER CLEANOUT
- RR RIPRAP
- RF ROD FOUND
- HF HOLE-PUNCH FOUND

NAD 83

SCALE 1"=20'
0 20' 40'

## EASEMENT INFORMATION

(E1) =EXISTING UTILITY EASEMENT DEDICATED TO ACSA

(E2) =20' WATER LINE EASEMENT DB 3339 PG 701 (APPROX. LOCATION)

(E3) =EXISTING PUBLIC DRAINAGE EASEMENT

(E4) =30' ACCESS EASEMENT & TEMPORARY TURNAROUND EASEMENT DB 3339 PG 701

(E5) =EXISTING 30' ACCESS EASEMENT

COMMONWEALTH OF VIRGINIA
Bryan D. Cichocki
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12/27/21
PROFESSIONAL ENGINEER

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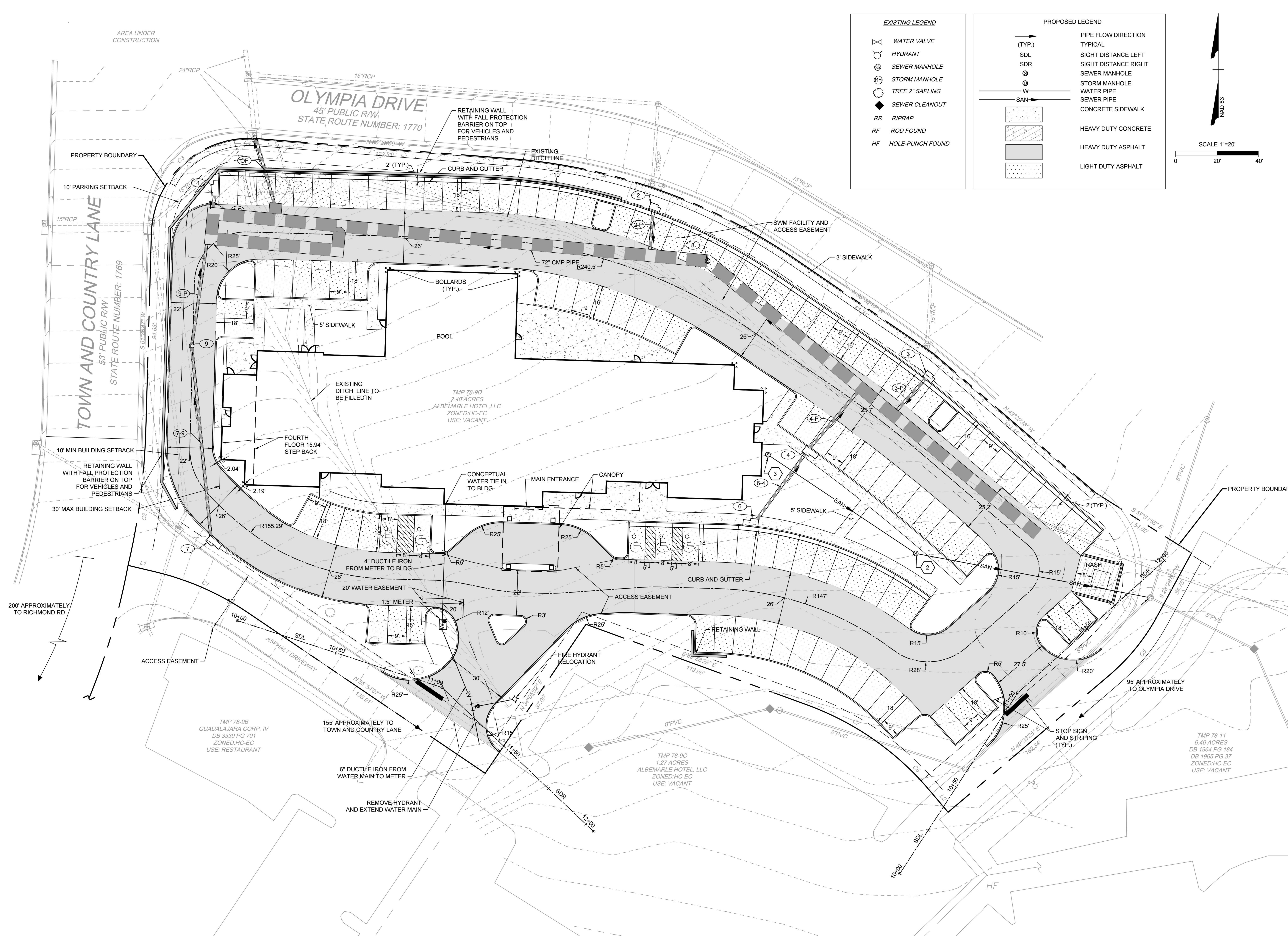
DATE 12/27/2021
DRAWN BY Tre Bright
DESIGNED BY Tre Bright
CHECKED BY Bryan Cichocki
SCALE 1"=20'

# TOWNPLACE INN AND SUITES
COUTNY OF ALBEMARLE, VIRGINIA
## EXISTING CONDITIONS

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SHEET NO. C2.0

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12/27/21
COMMONWEALTH OF VIRGINIA
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DATE 12/27/2021
DRAWN BY Tre Bright
DESIGNED BY Tre Bright
CHECKED BY Bryan Cichocki
SCALE 1"=20'

# TIMMONS GROUP

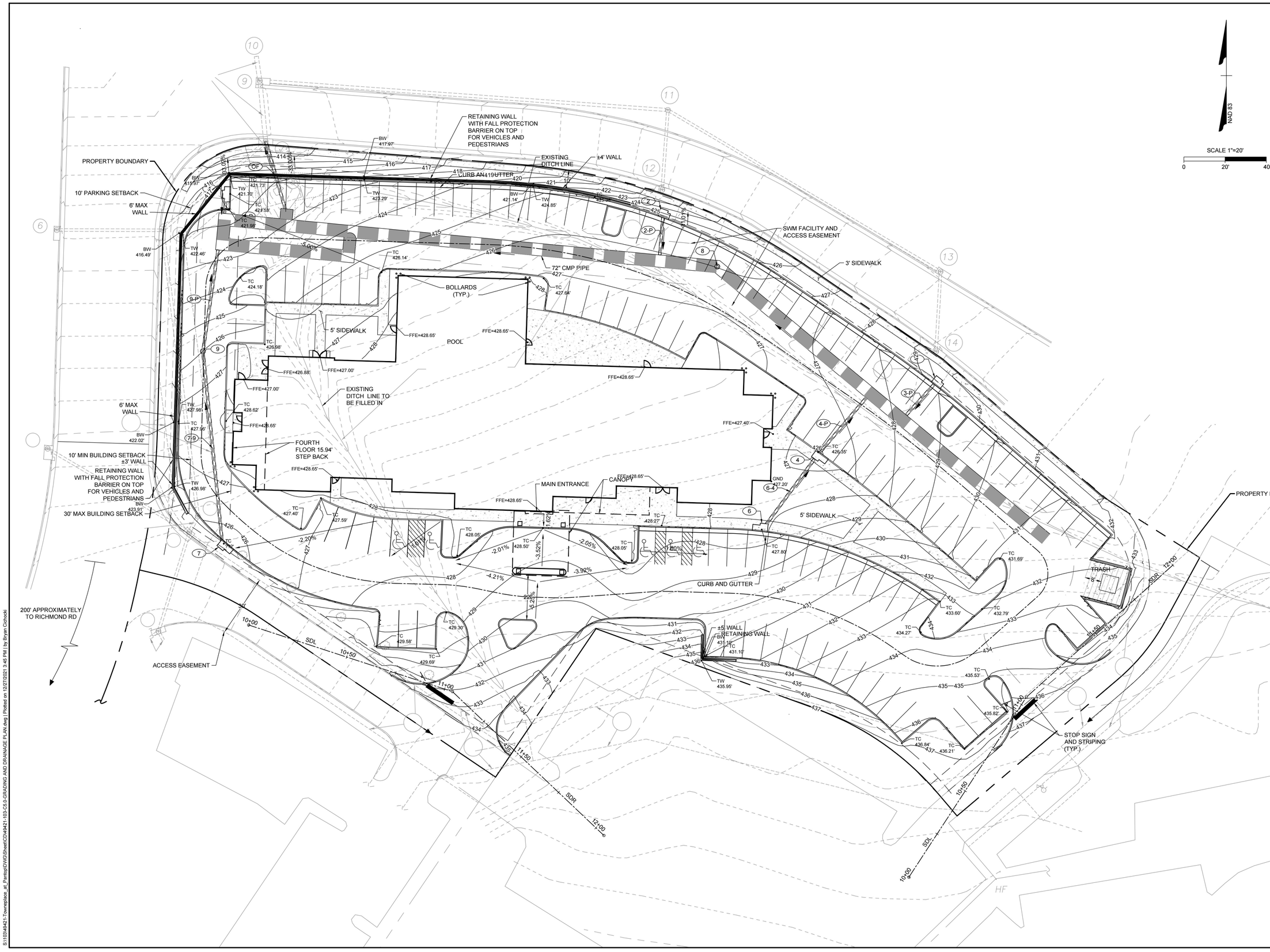
## TOWNPLACE INN AND SUITES
COUTNY OF ALBEMARLE, VIRGINIA

## LAYOUT AND UTULITIES

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DATE 12/27/2021
DRAWN BY Tre Bright
DESIGNED BY Tre Bright
CHECKED BY Bryan Cichocki
SCALE 1"=20'

# TOWNPLACE INN AND SUITES
COUTNY OF ALBEMARLE, VIRGINIA
## GRADING AND DRAINAGE PLAN

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| PLANT KEY | |
|---|---|
| TREES | BOTANICAL NAME |
| ACE OGL | ACER RUBRUM `OCTOBER GLORY` |
| PLA OCC | PLATANUS OCCIDENTALIS |
| QUE PHE | QUERCUS PHELLOS |
| ULM ALL | ULMUS PARVIFOLIA 'ALLEE' TM |
| | |
| SHRUBS | BOTANICAL NAME |
| ARO ABR | ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' |
| ILE GLA | ILEX GLABRA |
| ILE WIN | ILEX VERTICILLATA |
| ITE SPR | ITEA VIRGINICA `SPRICH` TM |
| | |
| GROUND COVERS | BOTANICAL NAME |
| ECH PUR | ECHINACEA PURPUREA |
| HYP CAL | HYPERICUM CALYCINUM |
| RUD HIR | RUDBECKIA HIRTA |

EXISTING VEGETATION NOTE:
THE EXISTING SITE WAS PREVIOUSLY CLEARED BETWEEN 2007 AND 2009 AS CAN BE SEEN IN ALBEMARLE COUNTY GIS AERIAL BASE MAPS. AFTER THE SITE WAS CLEARED SEEDING WAS REESTABLISHED. THE SITE IS MAINTAINED BY OCCASIONAL MOWING WITH SOME SPARSE TREES THAT HAVE TAKEN HOLD WHILE THE SITE HAS AWAITED THE HOTEL MARKET RETURN AFTER THE 2009 DOWNTURN.

NAD 83

SCALE 1"=20'
0 20' 40'

OLYMPIA DRIVE

PROPERTY BOUNDARY

TOWN AND COUNTRY LANE

PROPOSED BUILDING

6' MAX WALL

±3' WALL

±4' WALL

±5' WALL

72" CMP PIPE

155' APPROXIMATELY TO TOWN AND COUNTRY LANE

95' APPROXIMATELY TO OLYMPIA DRIVE

COMMONWEALTH OF VIRGINIA
FRANK W. HANCOCK III
No. 1407
LANDSCAPE ARCHITECT
09/20/21

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DESIGNED BY M. RACHNER
CHECKED BY F. HANCOCK
SCALE 1"=20'

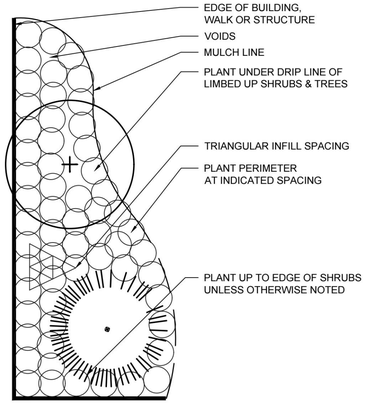
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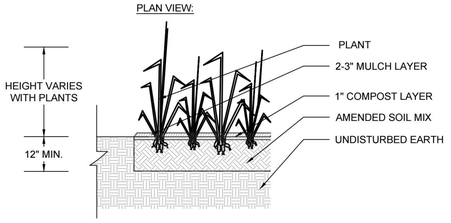
# TOWNPLACE INN AND SUITES
COUTNY OF ALBEMARLE, VIRGINIA
## LANDSCAPE PLAN

JOB NO. 49421
SHEET NO. L1.0

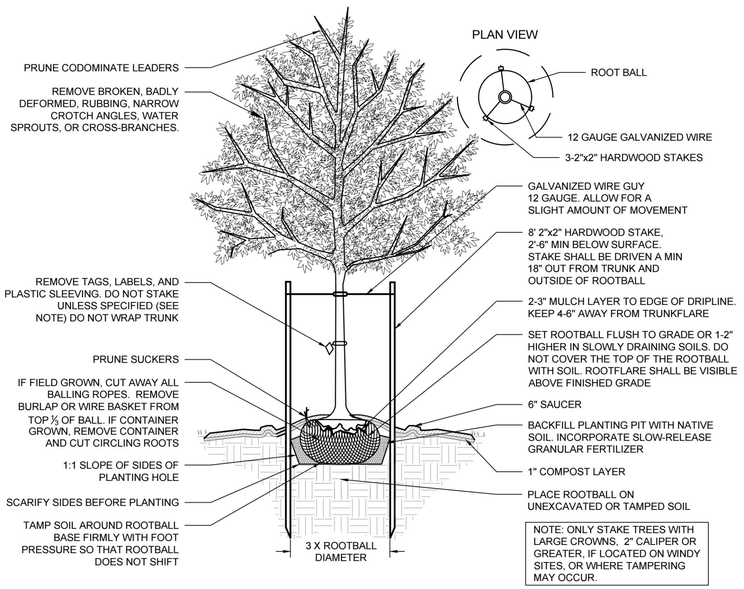
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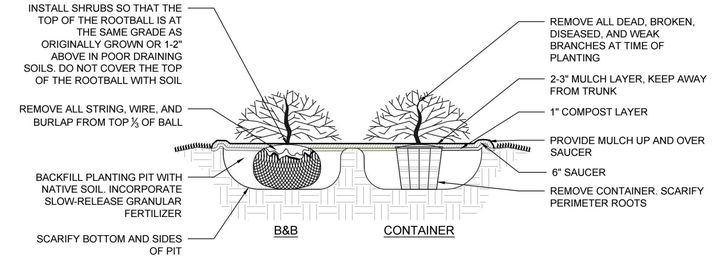



## 1 GROUNDCOVER/ PERENNIAL PLANTING
**NOT TO SCALE**




## 2 DECIDUOUS TREE - STAKING SPECIFIED
**NOT TO SCALE**




## 3 SHRUB PLANTING
**NOT TO SCALE**

| PLANT SCHEDULE | | | | | | |
|---|---|---|---|---|---|---|
| TREES | QTY | BOTANICAL NAME | COMMON NAME | MIN. INSTALLED SIZE | ROOT | CANOPY |
| ACE OGL | 3 | ACER RUBRUM `OCTOBER GLORY` | OCTOBER GLORY RED MAPLE | 2" CAL. | B&B | 425SF |
| PLA OCC | 8 | PLATANUS OCCIDENTALIS | AMERICAN SYCAMORE | 2" CAL. | B&B | 1308SF |
| QUE PHE | 5 | QUERCUS PHELLOS | WILLOW OAK | 2" CAL. | B&B | 395SF |
| ULM ALL | 12 | ULMUS PARVIFOLIA 'ALLEE' TM | ALLEE LACEBARK ELM | 2.5" CAL. | B&B | 423SF |
| | | | | | | |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | MIN. INSTALLED SIZE | ROOT | |
| ARO ABR | 53 | ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA' | BRILLIANT RED CHOKEBERRY | 24" HT./SPRD. | CONTAINER | |
| ILE GLA | 44 | ILEX GLABRA | INKBERRY HOLLY | 24" HT./SPRD. | CONTAINER | |
| ILE WIN | 47 | ILEX VERTICILLATA | WINTERBERRY | 24" HT./SPRD. | CONTAINER | |
| ITE SPR | 58 | ITEA VIRGINICA `SPRICH` TM | LITTLE HENRY SWEETSPIRE | 24" HT./SPRD. | CONTAINER | |
| | | | | | | |
| GROUND COVERS | QTY | BOTANICAL NAME | COMMON NAME | MIN. INSTALLED SIZE | ROOT | |
| ECH PUR | 163 | ECHINACEA PURPUREA | CONEFLOWER | 1 GAL. | CONTAINER | |
| HYP CAL | 106 | HYPERICUM CALYCINUM | CREEPING ST. JOHN`S WORT | 1 GAL. | CONTAINER | |
| RUD HIR | 105 | RUDBECKIA HIRTA | BLACK-EYED SUSAN | 1 GAL. | CONTAINER | |

### STREET TREE REQUIREMENTS
**per Sec. 32.7.9.5 of the Albemarle County Code.*

| STREET | FRONTAGE | REQUIREMENTS | CALCULATIONS | REQUIRED | PROVIDED |
|---|---|---|---|---|---|
| TOWN AND COUNTRY LANE | 114 LF | 1 LARGE SHADE TREE PER 40 LF OF FRONTAGE | (114÷40) = 2.85 | 3 LARGE SHADE TREES | 3 LARGE SHADE TREES |
| OLYMPIA DRIVE | 459 LF | 1 LARGE SHADE TREE PER 40 LF OF FRONTAGE | (459÷40) = 11.46 | 12 LARGE SHADE TREES | 12 LARGE SHADE TREES |

### INTERIOR PARKING LOT LANDSCAPE AREA REQUIREMENTS
**per Sec. 32.7.9.6 of the Albemarle County Code.*

| REQUIREMENT | PARKING LOT AREA | CALCULATIONS | REQUIRED | PROVIDED |
|---|---|---|---|---|
| 5% OF GROSS PARKING AREA | 39,687 SF | 39,687 x .05 = 1,984.35 SF | 1,985 SF | 2,948 SF |

### INTERIOR PARKING LOT TREE REQUIREMENTS
**per Sec. 32.7.9.6 of the Albemarle County Code.*

| PARKING LOT | REQUIREMENT | PARKING SPACES | CALCULATIONS | REQUIRED | PROVIDED |
|---|---|---|---|---|---|
| PARKING LOT 1 | 1 LARGE SHADE TREES PER 10 PARKING SPACES | 122 PARKING SPACES | 122/10 = 12.2 | 13 LARGE SHADE TREES | 13 LARGE SHADE TREES |

### TREE CANOPY REQUIREMENTS
**per Sec. 32.7.9.8 of the Albemarle County Code.*

| REQUIREMENT | SITE AREA | CALCULATIONS | REQUIRED | PROVIDED |
|---|---|---|---|---|
| 10% OF THE LOT AREA IS TO BE COVERED BY TREE CANOPY | 104,544 SF | 104,544 x .10 = 10,454.40 SF | 10,455 SF | 18,790 SF |

## GENERAL NOTES

PRE-CONSTRUCTION

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

CONSTRUCTION/INSTALLATION

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

INSPECTIONS/GUARANTEE

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

COMMONWEALTH OF VIRGINIA
FRANK W. HANCOCK III
No. 1467
LANDSCAPE ARCHITECT
09/20/21

THIS DRAWING PREPARED AT THE
**CHARLOTTESVILLE OFFICE**
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

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| REVISION DESCRIPTION | DATE |
|---|---|
| INITIAL SITE PLAN 1ST SUB | 12/27/21 |

DATE 12/27/2021
DRAWN BY M. RACHNER
DESIGNED BY M. RACHNER
CHECKED BY F. HANCOCK
SCALE N/A

TIMMONS GROUP

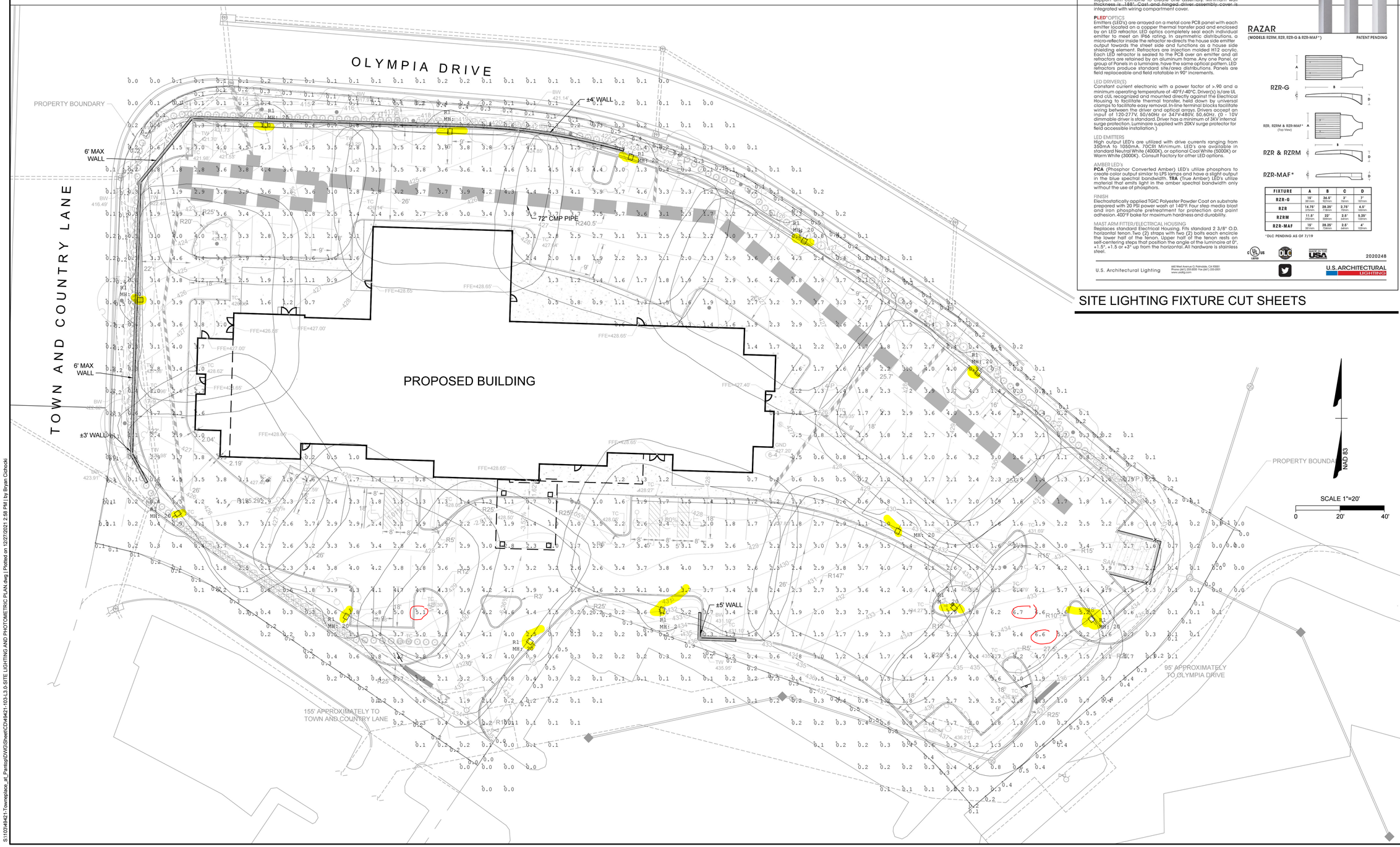
TOWNPLACE INN AND SUITES
COUTNY OF ALBEMARLE, VIRGINIA
LANDSCAPE NOTES AND DETAILS

JOB NO. 49421
SHEET NO. L2.0

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S:\105\49421-Townplace_at_Pantop\DWG\Sheet\CD\49421-103-L2.0-LANDSCAPE NOTES AND DETAILS.dwg | Plotted on 12/27/2021 2:54 PM | by Bryan Cichocki

| Luminaire Schedule | | | | | | |
|---|---|---|---|---|---|---|
| Symbol | Qty | Label | LLF | Luminaire Lumens | [MANUFAC] | Description |
| | 13 | P | 0.950 | 16903 | U.S. ARCHITECTURAL LIGHTING | RZR-PLED-IV-FT-80LED-700mA-NW-HS |




Submitted by Lighting Virginia-Central

LIGHTING VIRGINIA

**Job Name:** Crozet Self-Storage
Architect: TIMMONS

**Catalog Number:** RZR-PLED-IV-FT-80LED-700MA-NW-XX-XX-HSPLED
Notes:

**Type:** P
LV - CENTRAL21-35536

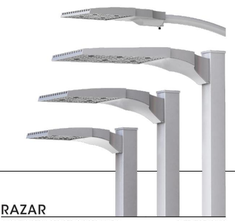
SOLID STATE AREA LIGHTING

# RAZAR SERIES-LED

SPECIFICATIONS

PROJECT NAME:

PROJECT TYPE:



RAZAR

(MODELS: RZRM, RZR, RZR-G & RZR-MAF*) PATENT PENDING

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .002") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED*OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 60/60Hz or 347V-480V, 50.60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

AMBER LED's
**PCA** (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. **TRA** (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

MAST ARM FITTER/ELECTRICAL HOUSING
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon. Two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +1.5 or +3° up from the horizontal. All hardware is stainless steel.




| FIXTURE | A | B | C | D |
|---|---|---|---|---|
| RZR-G | 15" 381mm | 36.5" 927mm | 3" 76mm | 7" 178mm |
| RZR | 14.75" 375mm | 28.25" 718mm | 2.75" 70mm | 6.5" 165mm |
| RZRM | 11.5" 292mm | 22" 559mm | 2.5" 64mm | 5.25" 133mm |
| RZR-MAF | 15" 381mm | 28.25" 718mm | 2.5" 64mm | 4" 102mm |

*DLC PENDING AS OF 7/19

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## SITE LIGHTING FIXTURE CUT SHEETS

COMMONWEALTH OF VIRGINIA
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LANDSCAPE ARCHITECT
09/20/21


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| REVISION DESCRIPTION | DATE |
|---|---|
| INITIAL SITE PLAN 1ST SUB | 12/27/21 |

DATE 12/27/2021
DRAWN BY M. RACHNER
DESIGNED BY M. RACHNER
CHECKED BY F. HANCOCK
SCALE 1"=20'

# TOWNPLACE INN AND SUITES

COUTNY OF ALBEMARLE, VIRGINIA

## SITE LIGHTING AND PHOTOMETRIC PLAN

JOB NO. 49421
SHEET NO. L3.0


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