CROZET SELF STORAGE

FINAL SITE PLAN

SDPXXXXXXXXX

(INITIAL SITE PLAN SDP202100081)

ALBEMARLE COUNTY, VIRGINIA

FEBRUARY 2, 2022

SITE DATA:

TAX MAP PARCEL AND OWNER INFO: PARCEL(S) 05600-00-00-03200 AND 05600-00-00-032A0
YOUSEF LC
5717 BROWNSVILLE ROAD
CHARLOTTESVILLE, VA 22903

TOTAL PARCEL AREA: 2.56 ACRES (PARCELS 5600-32 AND 5600-32A0 COMBINED)

LIMITS OF DISTURBANCE: 1.84 ACRES

ZONING: HIGHWAY COMMERCIAL (HC)

MAGISTERIAL DISTRICT: WHITE HALL

SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY: BASED ON FIELD SURVEY BY JENNING STEPHENSON P.C. DATED 1/29/21.

VERTICAL DATUM REFERENCE: NAVD 88

UTILITIES: PUBLIC WATER AND SEWER

DRAINAGE DISTRICT: STOCKTON CREEK SUPPLY WATERSHED

ZONING SITE REQUIREMENTS:

USE
CURRENT: COMMERCIAL BUSINESSES
PROPOSED: 97,000 SF 3-STORY SELF-STORAGE BUILDING W/ BASEMENT

SETBACKS
FRONT: 10' MINIMUM FROM PUBLIC STREET RIGHT-OF-WAY (CROZET AVE. AND ROCKFISH GAP TPKE)
SIDE AND REAR: 10' MINIMUM FROM PUBLIC STREET (CROZET AVE. AND ROCKFISH GAP TPKE)

BUILDING HEIGHT
MAXIMUM ALLOWABLE BUILDING HEIGHT: 65 FT (HIGHWAY COMMERCIAL DISTRICT)

PARKING
REQUIRED PARKING:
BASED ON NUMBER OF STORAGE UNITS
P_1 = 0.89 * (# OF UNITS / 100) + 2.5
= 0.89 * (750 / 100) + 2.5 = 9.2
BASED ON SQUARE FOOTAGE
P_2 = 0.07 * (1,000 SF GFA) + 4
= 0.07 * (97) + 4 = 10.8

TOTAL PARKING REQUIRED: 11 SPACES

PARKING PROVIDED: 12 SPACES (INCLUDING 2 ADA VAN SPACES)

IMPERVIOUS AREA
EXISTING IMPERVIOUS AREA: 0.44 ACRES
PROPOSED IMPERVIOUS AREA: 1.07 ACRES

SANITARY SEWER
AVERAGE DAILY DRY WEATEHR SEWAGE FLOW: TBD
IN-SERVICE DATE: SUMMER 2023

NOTES:
1. LANDSCAPING SHALL BE PROVIDED PURSUANT TO SECTION 32.7.9 OF THE COUNTY ZONING ORDINANCE AND THE ARB DESIGN GUIDELINES.
2. SITE LIGHTING SHALL BE PROVIDED PURSUANT TO SECTION 4.17 OF THE COUNTY ZONING ORDINANCE AND THE ARB DESIGN GUIDELINES.

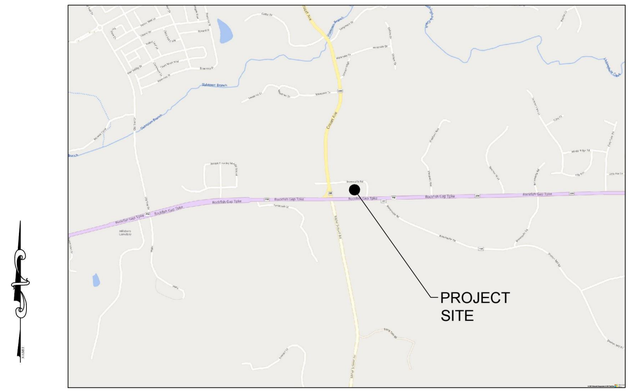
ZONING NOTES
1. FINAL DESIGN OF THE RETAINING WALLS MUST BE SUBMITTED AND IS SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER AND THE BUILDING DIVISION PRIOR TO APPROVAL OF THE VSMP APPLICATION.

VEHICLE TRIP GENERATION

LAND USE	ITE CODE	AMOUNT	UNITS	WEEKDAY ADT	AM PEAK HOUR IN	AM PEAK HOUR OUT	AM PEAK HOUR TOTAL	PM PEAK HOUR IN	PM PEAK HOUR OUT	PM PEAK HOUR TOTAL
Proposed Development										
Mini Warehouse	151	90,000	SF	136	5	4	9	7	8	15
TOTAL				136	5	4	9	7	8	15

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		



VICINITY MAP
SCALE 1":1000'

OWNER:
YOUSEF LC
5717 BROWNSVILLE ROAD
CHARLOTTESVILLE, VA 22903

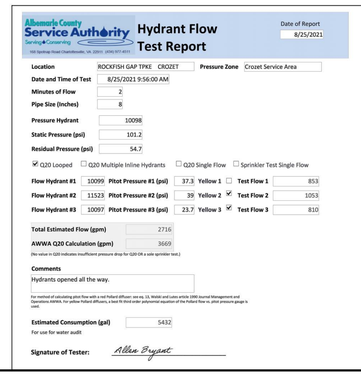
DEVELOPER:
MERCHANTS RETAIL PARTNERS, LLC
2801 HIGHWAY 280 SOUTH, SUITE 345
BIRMINGHAM, AL 35223
CONTACT: ANDREW LEWIS
PHONE: 205-329-3934

ENGINEER OF RECORD:
TIMMONS GROUP
608 PRESTON AVENUE, SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: CLINT SHIFFLETT, P.E.
TELEPHONE: 434-327-1690

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C1.0	NOTES AND DETAILS
C1.1	NOTES AND DETAILS
C1.2	NOTES AND DETAILS
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
~~C2.0~~	~~EROSION AND SEDIMENT CONTROL NOTES AND DETAILS~~
~~C2.1~~	~~EROSION AND SEDIMENT CONTROL NOTES AND DETAILS~~
~~C2.2~~	~~EROSION AND SEDIMENT CONTROL - PHASE I~~
~~C2.3~~	~~EROSION AND SEDIMENT CONTROL - PHASE II~~
C4.0	LAYOUT AND UTILITY PLAN
C5.0	GRADING AND DRAINAGE PLAN
~~C6.0~~	~~STORMWATER DRAINAGE AREA MAP~~
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~~C6.2~~	~~STORMWATER MANAGEMENT DETAILS~~
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~~C7.0~~	~~STORM PROFILES~~
C7.1	UTILITY PROFILES
C7.2	DRIVEWAY & SIGHT DISTANCE PROFILES
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS
L3.0	SITE LIGHTING AND PHOTOMETRIC PLAN
L4.0	SITE LIGHTING CUT SHEETS

TOTAL NUMBER OF SHEETS: 13


Albemarle County Service Authority
Hydrant Flow Test Report
Date of Report 8/25/2021

Location	ROCKFISH GAP TPKE CROZET	Pressure Zone	Crozet Service Area				
Date and Time of Test	8/25/2021 9:56:00 AM						
Minutes of Flow	2						
Pipe Size (Inches)	8						
Pressure Hydrant	10098						
Static Pressure (psi)	101.2						
Residual Pressure (psi)	54.7						
☑ Q20 Looped ☐ Q20 Multiple Inline Hydrants ☐ Q20 Single Flow ☐ Sprinkler Test Single Flow							
Flow Hydrant #1	10099	Pitot Pressure #1 (psi)	37.3	Yellow 1 ☐	Test Flow 1	853	
Flow Hydrant #2	11523	Pitot Pressure #2 (psi)	39	Yellow 2 ☑	Test Flow 2	1053	
Flow Hydrant #3	10097	Pitot Pressure #3 (psi)	23.7	Yellow 3 ☑	Test Flow 3	810	
Total Estimated Flow (gpm)	2716						
AWWA Q20 Calculation (gpm)	3669						

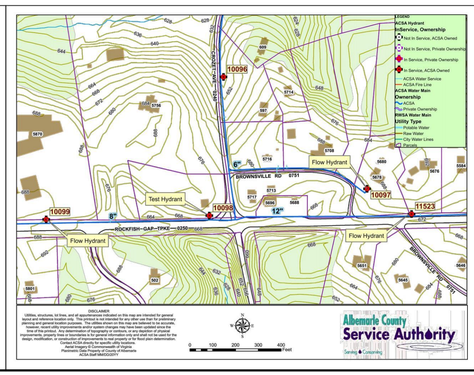
(No value in Q20 indicates insufficient pressure drop for Q20 OR a sole sprinkler test.)

Comments: Hydrants opened all the way.

For method of calculating pitot flow with a red Pollard diffuser: see eq. 13, Walski and Lutes article 1999 Journal Management and Operations AWWA. For yellow Pollard diffusers, a best fit third order polynomial equation of the Pollard flow vs. pitot pressure gauge is used.

Estimated Consumption (gal): 5432
For use for water audit

Signature of Tester: Allen Bryant



THIS DRAWING PREPARED AT THE
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YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

CROZET SELF STORAGE
ALBEMARLE COUNTY, VIRGINIA
COVER

REVISION DESCRIPTION

DATE

DATE 2/2/2022
DRAWN BY K. FLYNN
DESIGNED BY C. SHIFFLETT
CHECKED BY C. SHIFFLETT
SCALE N/A

JOB NO. 48757
SHEET NO. C0.0

COMMONWEALTH OF VIRGINIA
CLINT W. SHIFFLETT
Lic. No. 54380
2-2-2022
PROFESSIONAL ENGINEER

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LEGEND

ROADS

- STORM PIPE & STRUCTURE NO. (100a)
- DROP INLET & STRUCTURE NO. (100a)
- CURB
- CURB & GUTTER
- BENCH MARK
- CLEARING LIMITS
- 200 EXISTING CONTOUR
- 200 PROPOSED CONTOUR
- + 240.5 EXISTING SPOT ELEVATION
- TC 240.5 PROPOSED SPOT ELEVATION
- (1) PARKING COUNT

SEWER

- S — S EXISTING SANITARY SEWER

WATER

- W EXISTING WATER LINE

GRADING

TC = TOP OF CURB
BC = BACK OF CURB
EP = EDGE OF PAVEMENT
TW = TOP OF WALL
BW = BOTTOM OF WALL
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS
N/A = NOT APPLICABLE TO THIS PROJECT

GENERAL CONSTRUCTION NOTES FOR EROSION AND SEDIMENT CONTROL

1. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
7. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
10. ALL FILL MATERIAL TO BE TAKEN FROM AN APPROVED, DESIGNATED BORROW AREA.
11. ALL WASTE MATERIALS SHALL BE TAKEN TO AN APPROVED WASTE AREA. EARTH FILL SHALL BE INERT MATERIALS ONLY, FREE OF ROOTS, STUMPS, WOOD, RUBBISH, AND OTHER DEBRIS.
12. BORROW OR WASTE AREAS ARE TO BE RECLAIMED WITHIN 7 DAYS OF COMPLETION PER ZONING ORDINANCE SECTION 5.1.28.
13. ALL INERT MATERIALS SHALL BE TRANSPORTED IN COMPLIANCE WITH SECTION 13-301 OF THE CODE OF ALBEMARLE.
14. BORROW, FILL OR WASTE ACTIVITY INVOLVING INDUSTRIAL-TYPE POWER EQUIPMENT SHALL BE LIMITED TO THE HOURS OF 7:00AM TO 9:00PM.
15. BORROW, FILL OR WASTE ACTIVITY SHALL BE CONDUCTED IN A SAFE MANNER THAT MAINTAINS LATERAL SUPPORT, OR ORDER TO MINIMIZE ANY HAZARD TO PERSONS, PHYSICAL DAMAGE TO ADJACENT LAND AND STRUCTURES/IMPROVEMENTS, AND DAMAGE TO ANY PUBLIC STREET BECAUSE OF SLIDES, SINKING, OR COLLAPSE.
16. THE DEVELOPER SHALL RESERVE THE RIGHT TO INSTALL, MAINTAIN, REMOVE OR CONVERT TO PERMANENT STORMWATER MANAGEMENT FACILITIES WHERE APPLICABLE ALL EROSION CONTROL MEASURES REQUIRED BY THIS PLAN REGARDLESS OF THE SALE OF ANY LOT, UNIT, BUILDING OR OTHER PORTION OF THE PROPERTY.
17. TEMPORARY STABILIZATION SHALL BE TEMPORARY SEEDING AND MULCHING. SEEDING IS TO BE AT 75 LBS/ACRE, AND IN THE MONTHS OF SEPTEMBER TO FEBRUARY TO CONSIST A 50/50 MIX OF ANNUAL RYEGRASS AND CEREAL WINTER RYE, OR IN MARCH AND APRIL TO CONSIST OF ANNUAL RYE, OR MAY THROUGH AUGUST TO CONSIST OF GERMAN MILLET. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
18. PERMANENT STABILIZATION SHALL BE LIME AND FERTILIZER, PERMANENT SEEDING, AND MULCH. AGRICULTURAL GRADE LIMESTONE SHALL BE APPLIED AT 90LBS/1000SF, INCORPORATED INTO THE TOP 4-6 INCHES OF SOIL. FERTILIZER SHALL BE APPLIED AT 1000LBS/ACRE AND CONSIST OF A 10-20-10 NUTRIENT MIX. PERMANENT SEEDING SHALL BE APPLIED AT 180LBS/ACRE AND CONSIST OF 95% KENTUCKY 31 OR TALL FESCUE AND 0-5% PERENNIAL RYEGRASS OR KENTUCKY BLUEGRASS. STRAW MULCH IS TO BE APPLIED AT 80LBS/100SF. ALTERNATIVES ARE SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
19. MAINTENANCE: ALL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT. ANY DAMAGE OR CLOGGING TO STRUCTURAL MEASURES SHALL BE REPAIRED IMMEDIATELY. SILT TRAPS SHALL BE CLEANED WHEN 50% OF THE WET STORAGE VOLUME IS FILLED WITH SEDIMENT. ALL SEEDED AREAS SHALL BE RESEEDED WHEN NECESSARY TO ACHIEVE A GOOD STAND OF GRASS. SILT FENCE AND DIVERSION DYKES WHICH COLLECT SEDIMENT TO HALF THEIR HEIGHT MUST BE CLEANED AND REPAIRED IMMEDIATELY.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF FINAL SITE STABILIZATION, WHEN MEASURES ARE NO LONGER NEEDED, SUBJECT TO APPROVAL BY THE COUNTY EROSION CONTROL INSPECTOR.
21. THIS PLAN SHALL BE VOID IF THE OWNER DOES NOT OBTAIN A PERMIT WTIHIN 1 YEAR OF THE DATE OF APPROVAL. (WATER PROTECTION ORDINANCE SECTION 17-204G.)
22. PERMANENT VEGETATION SHALL BE INSTALLED ON ALL DENUDED AREAS WITHIN NINE (9) MONTHS AFTER THE DATE THE LAND DISTURBING ACTIVITY COMMENCED. (WATER PROTECTION ORDINANCE SECTION 17-207B)

COUNTY OF ALBEMARLE
Department of Community Development

Construction Record Drawings (As-built) for VSMP

The following is a list of information required on construction record drawings for stormwater facilities (reference Water Protection Ordinance 17-422). *It is preferable that the construction record drawing be prepared by someone other than the designer. Please do not provide design drawings as construction record drawings.*

A. A signed and dated professional seal of the preparing engineer or surveyor.
B. The name and address of the firm and individual preparing the drawings on the title sheet.
C. The constructed location of all items associated with each facility, and the inspection records to verify proper dimensions, materials and installation. The items include, but are not limited to the following:
   1. **Inspection Records** and photographs for pipe trenches and bedding, including underdrains.
   2. **Video Pipe Inspection** for any pipes which are not accessible or viewable.
   3. **Updated Location** with geo-coordinates of all facilities.
   4. **Verified Drainage Area maps** for the drainage area treated, and for drainage to the facilities.
   5. **Current physical and topographic survey** for all earthen structures. Ponds should include a survey of the pond bottom. Surveys should verify pond volumes are per design. Corrections may be required for alterations from the design.
   6. **Plants, location and type**.
   7. **Plans and profiles for all culverts, Pipes, Risers, Weirs and Drainage Structures** - Display the installed type of drainage structures, culvert/pipe size, weirs, materials, inlets or end treatment(s), inlet and outlet protection, alignment and invert elevations compared to design.
   8. **Computations:** For significant deviations from design, provide sealed computations verifying that the as-built condition is equivalent or better than design.
   9. **Ditch Lines** - Display the constructed location of all ditch lines and channels, including typical sections and linings.
   10. **Easements** - Show all platted easements with dead book references labeled. Facilities and drainage must be within platted easements. Provide copies of recorded documents.
   11. **Guardrail, fences or other safety provisions** - Display the constructed location of all safety provisions; fences, guardrail, including the type, length and applied end treatments, compared to design.
   12. **Material layers** – biofilter media, stone layers, sand layers, keyways and cores must be verified as to material types and depths. Include inspection reports, boring or test pit reports and materials certifications. Biofilter media must be an approved state mix.
   13. **Access roads** – show location of access roads, surface treatment, drainage, etc, as applicable.
   14. **Compaction reports** are required to verify fill compaction in dams.
   15. **Manufacturers certifications** for proprietary BMP's certifying proper installation and functioning.

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.
4. 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).
5. VDOT IS TO RECEIVE WRITTEN NOTIFICATION 48 HOURS PRIOR TO COMMENCING WITH INITIAL CONSTRUCTION ACTIVITIES.
6. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC, PRIOR TO CONSTRUCTION.
7. 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.
8. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT STANDARDS. PRIOR TO TYING-IN PRIVATE STORMWATER PIPES, VIDEO INSPECTION OF EXISTING STORMWATER PIPES IS REQUIRED TO CONFIRM CONDITION.
9. 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.
10. 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.
11. ALL CONCRETE SHALL BE A3-AE (AIR ENTRAINED 3,000 PSI), UNLESS OTHERWISE NOTED.
12. ALL ENTRANCES ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT VDOT STANDARDS.
13. 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.
14. 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.
15. CASING SLEEVES SHALL BE PLACED AT ALL ROAD CROSSINGS FOR GAS, POWER, TELEPHONE AND CABLE TV SERVICE TRUNK LINES. (N/A)
16. THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.
17. VDOT & ALBEMARLE COUNTY APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED NECESSARY.
18. 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).
19. 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.
20. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
21. 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).
22. A GEOTECHNICAL ENGINEER IS TO ASCERTAIN CAUSE AND CERTIFY RECOMMENDED METHOD OF REPAIR FOR ALL PAVEMENT STRUCTURAL FAILURES PRIOR TO STATE ACCEPTANCE. (N/A)
23. ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
24. 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.
25. 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)
26. GRADE LINES ON PROFILES DENOTE FINISHED GRADE OF CENTER LINE OF ROAD. (N/A)
27. ALL APPROACH GUTTERS TO SAG INLETS SHALL MAINTAIN A MINIMUM SLOPE OF 0.004 ft./ft.
28. 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)
29. 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.
30. 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.
31. THE CLEAR ZONE IS TO BE FREE OF STORED MATERIALS AND PARKED EQUIPMENT.
32. HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.
33. 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.
34. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
35. 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 AN 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. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTE SHALL BE INSTALLED IN ACCORDANCE WITH ICC ANSI A117.1-09 AND THE 2015 VIRGINIA CONSTRUCTION CODE.
36. ALL ROOF DRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
37. BUILDINGS OR STRUCTURES BUILT BEFORE JANUARY 1, 1985 MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A DEMOLITION PERMIT. ASBESTOS REMOVAL PERMITS ARE REQUIRED IF POSITIVE FOR SUCH FROM ALBEMARLE COUNTY AND VDOLI. CONTACT VDOLI FOR THEIR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS AT 540-562-3580 x131.
38. ALL WATER, SEWER, AND FIRE LINES REQUIRE NEW INSPECTION AND TESTING PROCEDURES. THE ACSA PERFORMS ANY TESTING AND INSPECTIONS OF THE PUBLIC SEWER AND WATER MAIN(S). THE ALBEMARLE COUNTY BUILDING INSPECTIONS DEPARTMENT (ACBID) DOES A VISUAL INSPECTION AND WITNESSES THE TESTING OF THE BUILDING DRAIN, WATER SERVICE PIPE, AND THE SPRINKLER LEAD-IN CONNECTION. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE TO RETAIN A SPECIAL INSPECTOR AS OUTLINED IN THE UPDATED ALBEMARLE COUNTY POLICY FOR SITE UTILITIES TO PERFORM THE VISUAL INSPECTION AND TESTING OF ALL UTILITIES NOT COVERED BY THE ACSA OR ACBID. THIS INCLUDES BUILDING SEWERS, WATER AND FIRE LINE BRANCHES BETWEEN THE MAIN AND THE METER(S)/BUILDING(S). THE SPECIAL INSPECTOR'S REPORT MUST BE SUBMITTED AND APPROVED BY THE ALBEMARLE COUNTY ENGINEERING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.

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.

COMMONWEALTH OF VIRGINIA
CLINT W. SHIFFLETT
Lic. No. 54380
2-2-2022
PROFESSIONAL ENGINEER

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REVISION DESCRIPTION	DATE

DATE: 2/2/2022
DRAWN BY: K. FLYNN
DESIGNED BY: C. SHIFFLETT
CHECKED BY: C. SHIFFLETT
SCALE: N/A

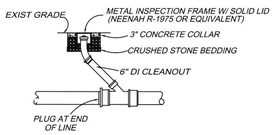
TIMMONS GROUP

CROZET SELF STORAGE
ALBEMARLE COUNTY, VIRGINIA
NOTES AND DETAILS

JOB NO. 48757
SHEET NO. C1.0

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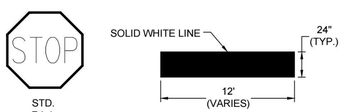
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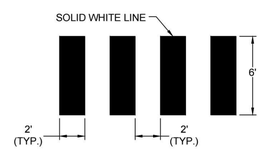
SIGNAGE NOTES:

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 2018 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.

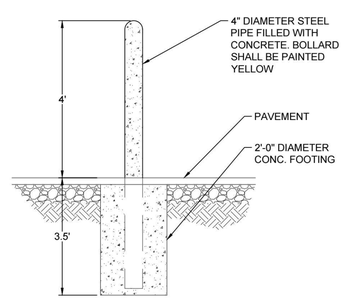


NOTE: STOP SIGNS TO BE 30" WITH HIGH INTENSITY SHEETING

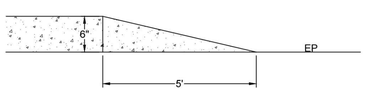
STOP BAR DETAIL
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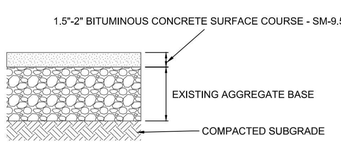
STRIPING AND SIGNAGE DETAIL
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BOLLARD DETAIL
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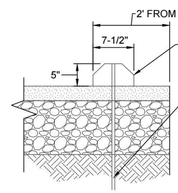


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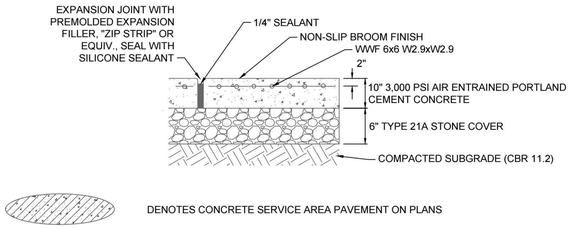


MILL AND OVERLAY SEQUENCE:
REMOVE EXISTING ASPHALT , COMPACT AND ROLL TEST EXISTING BASE COURSE. THEN PLACE NEW ASPHALT SURFACE.

MILL AND OVERLAY PAVEMENT SECTION
No Scale

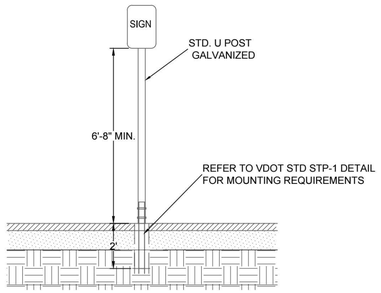


PRECAST CONCRETE WHEEL STOP
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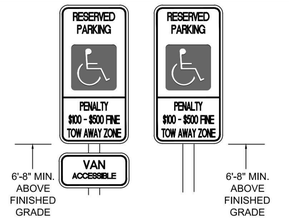


DENOTES CONCRETE SERVICE AREA PAVEMENT ON PLANS

HEAVY DUTY CONCRETE SECTION
No Scale



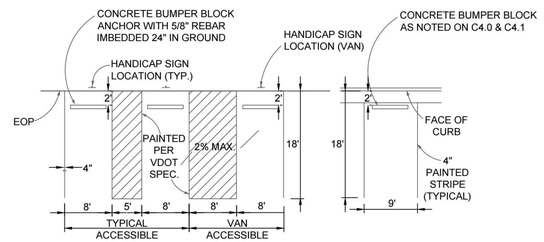
SIGN AND POST DETAIL
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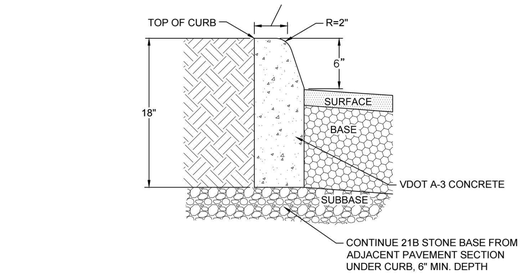
SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY DISABLED PERSONS. PROVIDE ONE (1) R-7-8 SIGN AT EACH PARKING SPACE INDICATED ON SITE PLAN. SIGN SHALL BE ALUMINUM (PAINTED WHITE) WITH GREEN LETTERS AND INTERNATIONAL WHEELCHAIR SYMBOL. SIGN SHALL BE PLACED ON STEEL POST 1-1/2"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

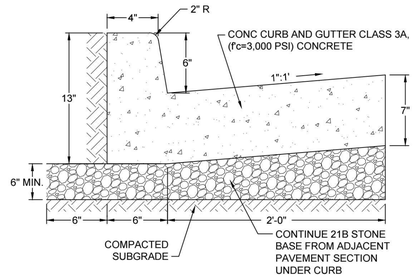
PARKING SIGNS FOR THE DISABLED
No Scale



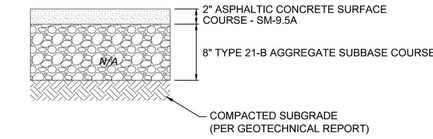
TYPICAL PARKING SPACE DETAILS
No Scale



VDOT STANDARD CG-2 CURB
No Scale

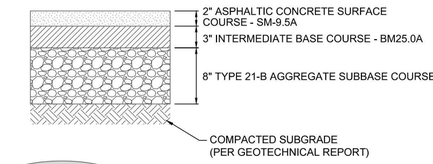


VDOT STANDARD CG-6 CURB & GUTTER
No Scale



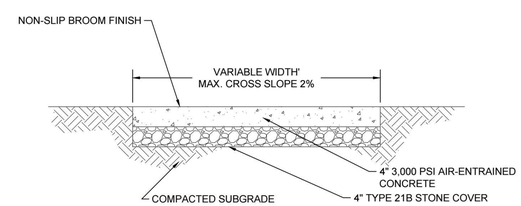
DENOTES LIGHT DUTY ASPHALT PAVEMENT ON PLANS

LIGHT DUTY ASPHALT PAVEMENT SECTION
No Scale



DENOTES HEAVY DUTY ASPHALT PAVEMENT ON PLANS

HEAVY DUTY ASPHALT PAVEMENT SECTION
No Scale



NOTE: SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT STANDARDS.

DENOTES CONCRETE SIDEWALK PAVEMENT ON PLANS

CONCRETE SIDEWALK PAVEMENT SECTION
No Scale

CLINT W. SHIFFLETT
Lic. No. 54380
2-2-2022
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER

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DATE 2/2/2022
DRAWN BY K. FLYNN
DESIGNED BY C. SHIFFLETT
CHECKED BY C. SHIFFLETT
SCALE

TIMMONS GROUP

CROZET SELF STORAGE
ALBEMARLE COUNTY, VIRGINIA
NOTES AND DETAILS

JOB NO. 48757
SHEET NO. C1.1

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PB-1

GENERAL

1. METHOD "A" PIPE BEDDING SHALL BE USED FOR ALL TYPES OF PIPE CULVERTS WITHIN THE ROADWAY. HEIGHT OF COVER RANGE NOTED IN THE STANDARD PC-1 TABLES UNLESS OTHERWISE NOTED ON THE PLANS.
2. H = HEIGHT OF COVER MEASURED FROM TOP OF CULVERT TO FINISHED GRADE.
3. D = EXCAVATION DEPTH AS SHOWN ON PLANS OR TO FIRM BEARING SOIL.

CIRCULAR PIPE

1. S = OUTSIDE DIAMETER OF PIPE.
2. d = INSIDE DIAMETER OF PIPE.
3. X = WIDTH OF CLASS I BACKFILL MATERIAL BEYOND THE EXTREMITY OF THE PIPE.
   1. X = 6" WHERE S ≤ 18" AND SMALLER.
   2. X = 9" WHERE S IS 19" AND GREATER.
4. WHERE DIRECTED BY THE ENGINEER BEDDING MATERIAL MAY BE ELIMINATED FOR NORMAL EARTH FOUNDATIONS UNDER ROUTINE ENTRANCE PIPE, (EXCEPT PLASTIC PIPE) 30" AND LESS IN DIAMETER WITH HEIGHT OF COVER 15'-0" OR LESS.
5. REGULAR BACKFILL MATERIAL MAY BE USED IN LIEU OF CLASS I BACKFILL MATERIAL FOR ALL FOUNDATION TYPES FOR ROUTINE ENTRANCE PIPE (EXCEPT PLASTIC PIPE) 30" AND LESS IN DIAMETER WITH HEIGHT OF COVER 15'-0" OR LESS.
6. BEDDING MATERIAL AND CLASS I BACKFILL MATERIAL MAY BE ELIMINATED FOR SHOULDER SLOT INLET (D-3) OUTLET PIPES INSTALLATIONS.

ELLIPTICAL PIPE

1. S_1 = OUTSIDE SPAN DIMENSION OF PIPE.
2. S_2 = INSIDE SPAN DIMENSION OF PIPE.
3. R = OUTSIDE RISE DIMENSION OF PIPE.
4. X = WIDTH OF CLASS I BACKFILL MATERIAL BEYOND THE EXTREMITY OF THE PIPE.
   1. X = 6" WHERE S_2 IS 15" AND SMALLER.
   2. X = 9" WHERE S_2 IS 16" AND GREATER.
5. WHERE DIRECTED BY THE ENGINEER BEDDING MATERIAL MAY BE ELIMINATED FOR NORMAL EARTH FOUNDATIONS UNDER ROUTINE ENTRANCE PIPE WHERE S_2 IS 38" OR LESS AND HEIGHT OF COVER 15'-0" OR LESS.
6. REGULAR BACKFILL MATERIAL MAY BE USED IN LIEU OF CLASS I BACKFILL MATERIAL FOR ALL FOUNDATION TYPES FOR ROUTINE ENTRANCE PIPE WHERE S_2 IS 38" OR LESS AND HEIGHT OF COVER 15'-0" OR LESS.

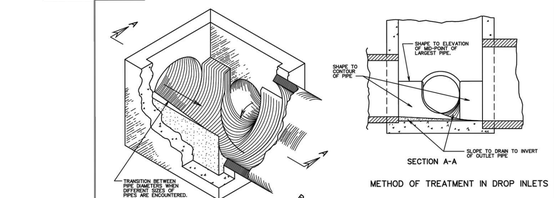
PIPE ARCH

1. S_1 = SPAN DIMENSION OF PIPE.
2. R = RISE DIMENSION OF PIPE.
3. D = SEE PC-1 TABLE FOR APPLICABLE PIPE MATERIAL
4. X = WIDTH OF CLASS I BACKFILL MATERIAL BEYOND THE EXTREMITY OF THE PIPE.
   1. X = 6" WHERE S_2 IS 15" AND SMALLER.
   2. X = 9" WHERE S_2 IS 16" AND GREATER
5. WHERE DIRECTED BY THE ENGINEER BEDDING MATERIAL MAY BE ELIMINATED FOR NORMAL EARTH FOUNDATIONS UNDER ROUTINE ENTRANCE PIPE WHERE S_2 IS 38" OR LESS AND HEIGHT OF COVER 15'-0" OR LESS.
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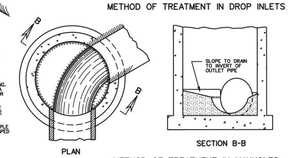
SPECIFICATION REFERENCE	INSTALLATION OF PIPE CULVERTS & STORM SEWERS GENERAL NOTES VIRGINIA DEPARTMENT OF TRANSPORTATION	VDOT ROAD AND BRIDGE STANDARDS	
302 303		REVISION DATE	SHEET 1 OF 1 107.00

IS-1





METHOD OF TREATMENT IN DROP INLETS



METHOD OF TREATMENT IN MANHOLES

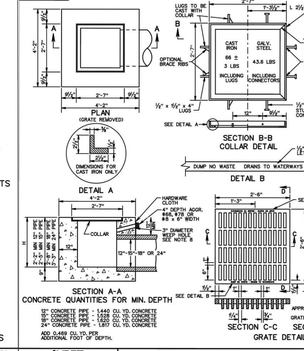
NOTES:
SHAPING OF MANHOLE AND INLET INVERTS IN ACCORDANCE WITH STANDARD MH-1.01 OR MH-1.02 SHALL BE REQUIRED WHETHER OR NOT CAST IN PLACE OR PRECAST INVERTS ARE USED IN THE STRUCTURE.

MANHOLE OR DROP INLET IS TO BE FORMED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STANDARD OR SPECIAL DRAWING. THE INVERT SHALL BE CONSTRUCTED OF CLASS A3 OR CLASS A4 CONCRETE. HAND TROWELED CONCRETE SHALL BE CLASS A3 OR CLASS C1 EXCEPT THAT 20% OF COARSE AGGREGATE MAY BE REMOVED. FORMED CONCRETE SHALL BE CLASS A3 OR CLASS C1. BRICK SHALL NOT BE USED IN CONSTRUCTING INVERTS. CONCRETE SHALL BE LEFT SMOOTH BY MEANS OF HAND TROWELLING. NONE OF THE COARSE AGGREGATE SHALL BE EXPOSED.

DETAILS OF INVERT SHAPING AS SHOWN HEREON ARE FOR EXAMPLE PURPOSES ONLY. BEST INVERT SHAPING MAY, IN THE OPINION OF THE ENGINEER, REQUIRE A PARTICULAR INLET AND OUTLET CONFIGURATION AND FLOW LINES.

SPECIFICATION REFERENCE	STANDARD METHOD OF SHAPING MANHOLE & INLET INVERTS VIRGINIA DEPARTMENT OF TRANSPORTATION	VDOT ROAD AND BRIDGE STANDARDS	
302		SHEET 1 OF 1	REVISION DATE
		108.08	

D-1



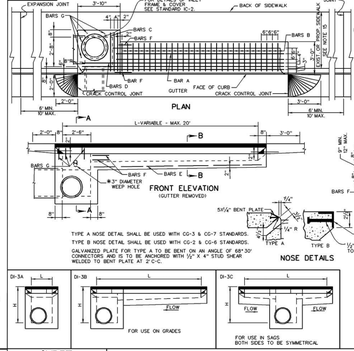
NOTES

1. DEPTH OF INLET OR TO BE SHOWN ON PLANS. MINIMUM DEPTH SHALL BE GREATER THAN 10" USE D-3A.
2. THE "H" DIMENSION SHOWN ON THE STANDARD AND SPECIFIED ON THE PLANS WILL BE MEASURED FROM THE INVERT OF THE OUTLET PIPE TO THE TOP OF THE STRUCTURE. IN ANY "H" DIMENSION GIVEN IS APPROXIMATE ONLY FOR ESTIMATING PURPOSES. THE ACTUAL DIMENSIONS SHALL BE DETERMINED BY THE CONTRACTOR FROM FIELD CONDITIONS.
3. WHEN SPECIFIED ON PLANS THE INVERT IS TO BE SHAPED IN ACCORDANCE WITH STD. MH-1.01 OR MH-1.02 AND THE FURNISHING AND PLACING ALL MATERIALS INCIDENTAL TO THE SHAPING IS TO BE INCLUDED IN THE BID PRICE FOR THE STRUCTURE.
4. IN THE EVENT THE INVERT OF THE OUTFALL PIPE IS HIGHER THAN THE BOTTOM OF THE STRUCTURE, THE INVERT SHALL BE SHAPED TO PREVENT STANDING OR PONDING OF WATER IN THE STRUCTURE. THE FURNISHING AND PLACING ALL MATERIALS INCIDENTAL TO INLET SHAPING IS TO BE INCLUDED IN THE BID PRICE FOR THE STRUCTURE.
5. STEPS ARE TO BE PROVIDED WHEN H IS 4'-0" OR GREATER. SEE DETAILS SEE.
6. THIS ITEM MAY BE PRECAST OR CAST-IN-PLACE.
7. 4'-4 X 8" SMOOTH DOWELS AT APPROXIMATELY 15" C.C. TO BE PLACED IN ALL AREAS ADJACENT TO CONCRETE WHERE FUTURE PAVEMENT IS PLANNED. WHERE NO PAVEMENT IS PLANNED, A 2'-6" HOOK MAY BE PROVIDED. ALTERNATE DESIGN OF ALTERNATE REINFORCEMENT IS ACCEPTABLE.
8. 3" DIAMETER WEEP HOLE WITH 12"x12" PLASTIC HARDWARE CLOTH, ¼" MESH OR GALVANIZED STEEL WIRE MINIMUM NO. 14 GAUGE MESH EMBEDDED WITH FILTER MATERIAL AS SHOWN ON PLANS TO THE OUTSIDE OF THE STRUCTURE.
9. CAST IN PLACE CONCRETE TO BE CLASS A3 UNDER PCC. PRECAST CONCRETE IS TO BE A4DO PSI.
10. ANY ALTERNATE METHODS OF ANCHORAGE OF GRATE TO COLLAR OR FRAME TO WALL MAY BE SUBSTITUTED FOR THE CAST IRON LUGS AS SHOWN HEREON.
11. DUMP NO WASTE DRAINS TO WATERWAY LETTERING IS REQUIRED ON ALL D-1 STRUCTURES. LETTERING PATTERNING MAY VARY BY MANUFACTURER.

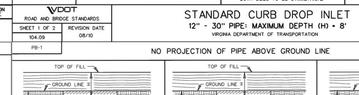
SPECIFICATION REFERENCE	STANDARD DROP INLET 12" - 24" PIPE: MAXIMUM DEPTH (H) = 10' VIRGINIA DEPARTMENT OF TRANSPORTATION	VDOT ROAD AND BRIDGE STANDARDS	
233 302		SHEET 1 OF 1	REVISION DATE
		104.01	

CG-11

D-3A, 3B, 3C



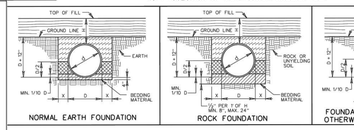
TYPE A NOSE DETAIL SHALL BE USED WITH CG-3 & CG-7 STANDARDS.
TYPE B NOSE DETAIL SHALL BE USED WITH CG-2 & CG-6 STANDARDS.
GALVANIZED PLATE FOR TYPE A TO BE BENT ON AN ANGLE OF 68°-30' TO ANGLE IRON AT 2'-0" C.C.
GALVANIZED PLATE FOR TYPE B TO BE BENT ON AN ANGLE OF 68°-30' TO ANGLE IRON AT 2'-0" C.C. AND WELDED TO BENT PLATE AT 2'-0" C.C.



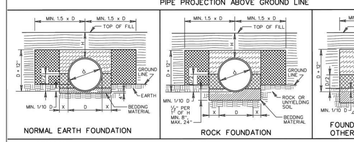
SPECIFICATION REFERENCE	STANDARD CURB DROP INLET 12" - 30" PIPE: MAXIMUM DEPTH (H) = 8' VIRGINIA DEPARTMENT OF TRANSPORTATION	VDOT ROAD AND BRIDGE STANDARDS	
233 302		SHEET 1 OF 2	REVISION DATE
		104.09	08/10

PB-1

NO PROJECTION OF PIPE ABOVE GROUND LINE



PIPE PROJECTION ABOVE GROUND LINE



BEDDING MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

CLASS I BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

FOR PLASTIC PIPE 1' MINIMUM CLASS I BACKFILL MATERIAL PLACED DIRECTLY OVER PIPE AND 6" REGULAR BACKFILL MATERIAL OR 12" CLASS I BACKFILL MATERIAL WHICHEVER IS GREATER WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

EMBANKMENT

REGULAR BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

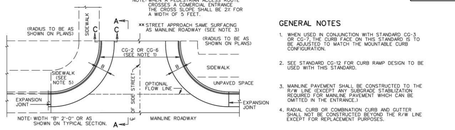
FOR ALL OTHER PIPE REGULAR BACKFILL MATERIAL IN ACCORDANCE WITH SECTION 302 OF THE ROAD AND BRIDGE SPECIFICATIONS.

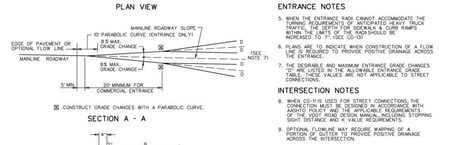
NOTES:

FOR GENERAL NOTES ON PIPE BEDDING SEE INSTALLATION OF PIPE CULVERTS & STORM SEWERS GENERAL NOTES ON SHEET: 107.00

CRUSHED GLASS CONFORMING TO THE SIZE REQUIREMENTS FOR CRUSHER RUN AGGREGATE SIZE 23, AND 26 MAY BE USED IN PLACE OF CLASS I BACKFILL.

NOTE: WHEN A PEDESTRIAN ACCESS ROUTE CROSSES A COMMERCIAL ENTRANCE, THE CROSS SLOPE SHALL BE 2.0% FOR A WIDTH OF 5 FEET.





GENERAL NOTES

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

ENTRANCE NOTES

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

INTERSECTION NOTES

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

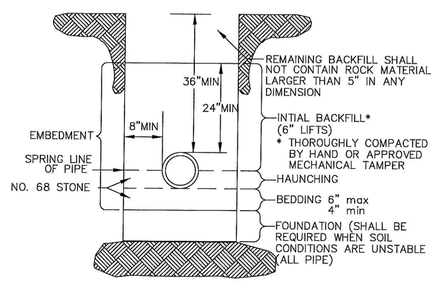
ALLOWABLE ENTRANCE GRADE CHANGES

ENTRANCE VOLUME		GRADE CHANGE	
		DESIRABLE	MAXIMUM
HIGH	MORE THAN 1500 VPD	0 % 3 %	3 % 5 %
MEDIUM	500-1500 VPD	≤ 3 % ≤ 6 %	6 % 8 %
LOW	LESS THAN 500 VPD	≤ 6 %	8 %

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

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

SPECIFICATION REFERENCE	INSTALL OF PIPE CULVERTS AND STORM SEWERS CIRC. PIPE BEDDING AND BACKFILL - METHOD "A" VIRGINIA DEPARTMENT OF TRANSPORTATION	VDOT ROAD AND BRIDGE STANDARDS	
302 303		SHEET 1 OF 4	REVISION DATE
		107.01	07/19

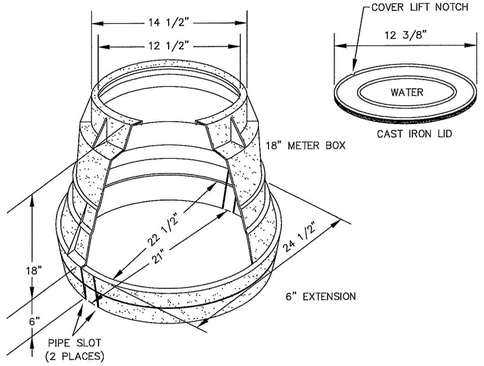


NOTE :

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

TYPICAL SEWER PIPE INSTALLATION IN TRENCH

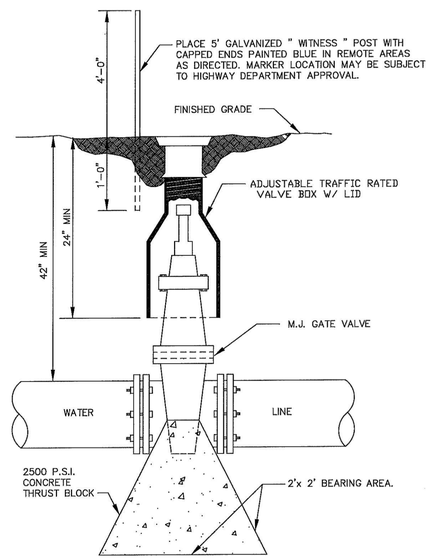
NTS
FIG. S-3



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

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

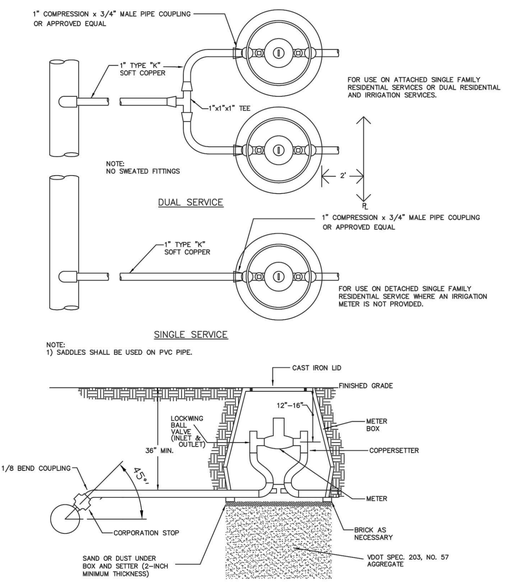
NTS
FIG. W-7



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

TYPICAL GATE VALVE

NTS
FIG. W-5



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

NTS
FIG. W-6A

S:\103\48757-Crozet Self Storage\DWG\Sheet\C1\48757-103-C1.0-NTDT.dwg | Plotted on 2/2/2022 2:33 PM | by Kevin Flynn

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Lic. No. 54380
2-2-2022
PROFESSIONAL ENGINEER

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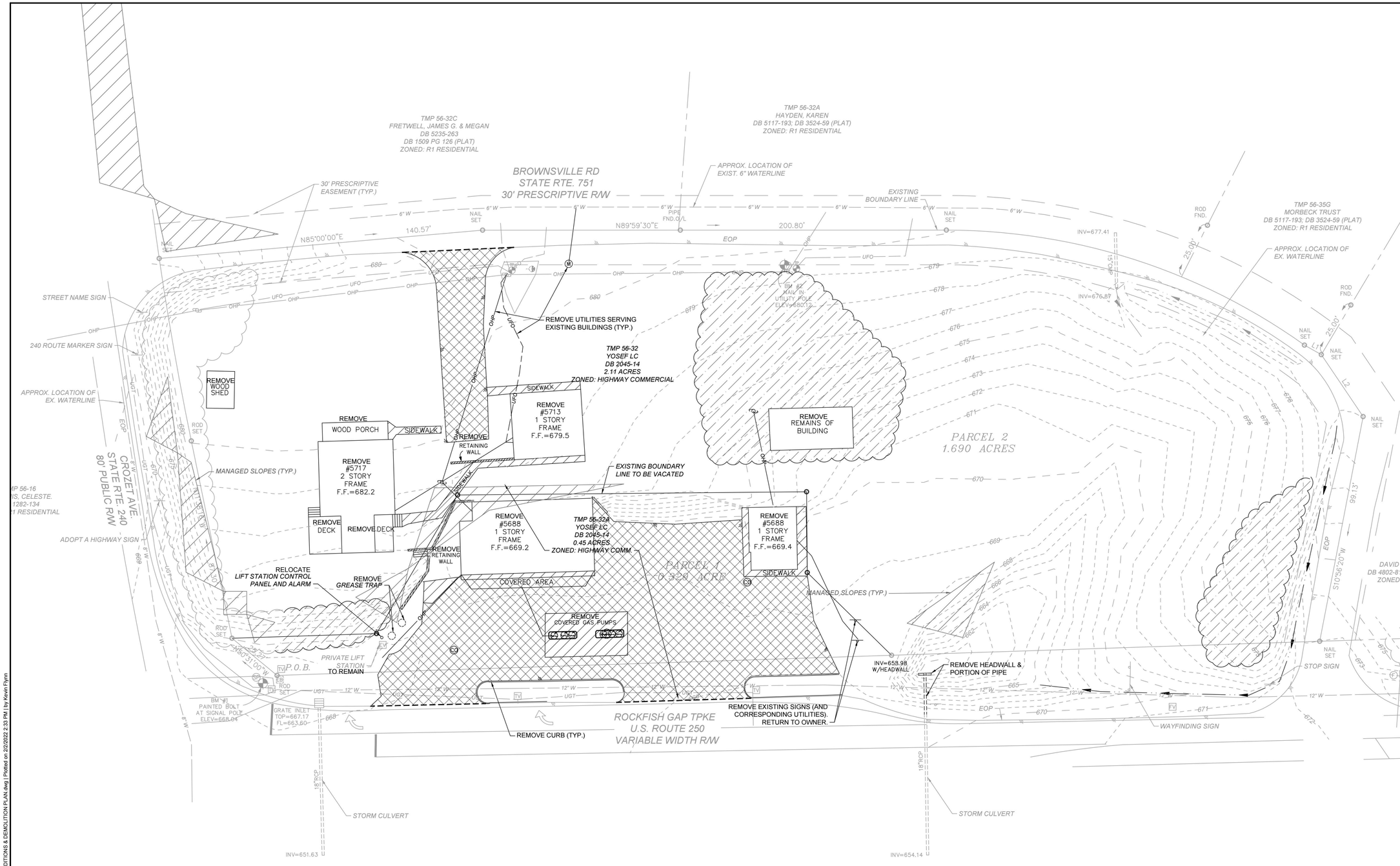
DATE
2/2/2022
DRAWN BY
K. FLYNN
DESIGNED BY
C. SHIFFLETT
CHECKED BY
C. SHIFFLETT
SCALE
N/A

TIMMONS GROUP

CROZET SELF STORAGE
ALBEMARLE COUNTY, VIRGINIA
NOTES AND DETAILS

JOB NO.
48757
SHEET NO.
C1.2

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DESIGNED BY: C. SHIFFLETT
CHECKED BY: C. SHIFFLETT
SCALE: 1"=20'

TIMMONS GROUP

CROZET SELF STORAGE
ALBEMARLE COUNTY, VIRGINIA

EXISTING CONDITIONS & DEMOLITION PLAN

JOB NO. 48757
SHEET NO. C2.0

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LEGEND

- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT

TMP 56-32C
FRETWELL, JAMES G. & MEGAN
DB 5235-263
DB 1509 PG 126 (PLAT)
ZONED: R1 RESIDENTIAL

TMP 56-32A
HAYDEN, KAREN
DB 5117-193; DB 3524-59 (PLAT)
ZONED: R1 RESIDENTIAL

BROWNSVILLE RD
STATE RTE. 751
30' PRESCRIPTIVE R/W

30' PRESCRIPTIVE EASEMENT (TYP.)

APPROX. LOCATION OF EXIST. 6" WATERLINE

EXISTING BOUNDARY LINE

PROPOSED 15' PUBLIC RIGHT-OF-WAY DEDICATION

1" CORP STOP

6" TS&V

6" TS&V

FHA

1" WATER METER

DOUBLE CHECK VALVE VAULT

10' BUILDING SETBACK

CONC. PAD FOR HVAC EQUIPMENT

FDC

1" DOMESTIC WATER SERVICE

6" FIRELINE

CONC. PAD FOR HVAC EQUIPMENT

STREET NAME SIGN

240 ROUTE MARKER SIGN

APPROX. LOCATION OF EX. WATERLINE

CROZET AVE.
STATE RTE 240
80' PUBLIC R/W

ADOPT A HIGHWAY SIGN

56-16
CELESTE.
82-134
RESIDENTIAL

10' BUILDING SETBACK

135.5'

225.5'

38'

(2) BUILDING-MOUNTED ADA SIGNS

6.5'

CG-6

CG-2

30'

R3' TYP.

R10'

R3'

SIGHT DISTANCE EASEMENT

R233'

18' TYP.

9' TYP.

R215'

R185'

10' BUILDING SETBACK

R25'

VDOT CG-11

R3' TYP.

R10'

R185'

6.46'

CG-2

18' TYP.

CONCRETE WHEEL STOP (TYP.)

VDOT STD. CG-12 CURB RAMP

5'

9' TYP.

SWM A

30'

R215'

R25'

TMP 56-35G
MORBECK TRUST
DB 5117-193; DB 3524-59 (PLAT)
ZONED: R1 RESIDENTIAL

APPROX. LOCATION OF EX. WATERLINE

INV=677.41

INV=676.87

15" CMP

TMP 56-34
DAVID JAMES HARR JR.
DB 4802-81; DB 2962-712 (PLAT)
ZONED: R1 RESIDENTIAL

PROPOSED 15' PUBLIC RIGHT-OF-WAY DEDICATION

RELOCATED LIFT STATION CONTROL PANEL & ALARM

SEAT WALL, SEE LANDSCAPE PLANS

TIE TO EXIST. LIFT STATION AT EXISTING INVERT

SAN. SEWER LATERAL

CLEAN OUT (TYP.)

10' BUILDING SETBACK

PRIVATE LIFT STATION

STOP SIGN

GRATE INLET
TOP=667.17
FL=663.60

EX. 400

DRAINAGE DITCH (TYP.)

ROCKFISH GAP TPKE
U.S. ROUTE 250
VARIABLE WIDTH R/W

5' CONCRETE SIDEWALK

EOP

WAYFINDING SIGN

18"RCP

STORM CULVERT

INV=651.63

INV=654.14

NOTE:
KNOX BOX REQUIRED, COORDINATE WITH FIRE MARSHAL'S OFFICE FOR LOCATION.

NAD 83

SCALE 1"=20'
0 20' 40'

COMMONWEALTH OF VIRGINIA
CLINT W. SHIFFLETT
Lic. No. 54380
2-2-2022
PROFESSIONAL ENGINEER

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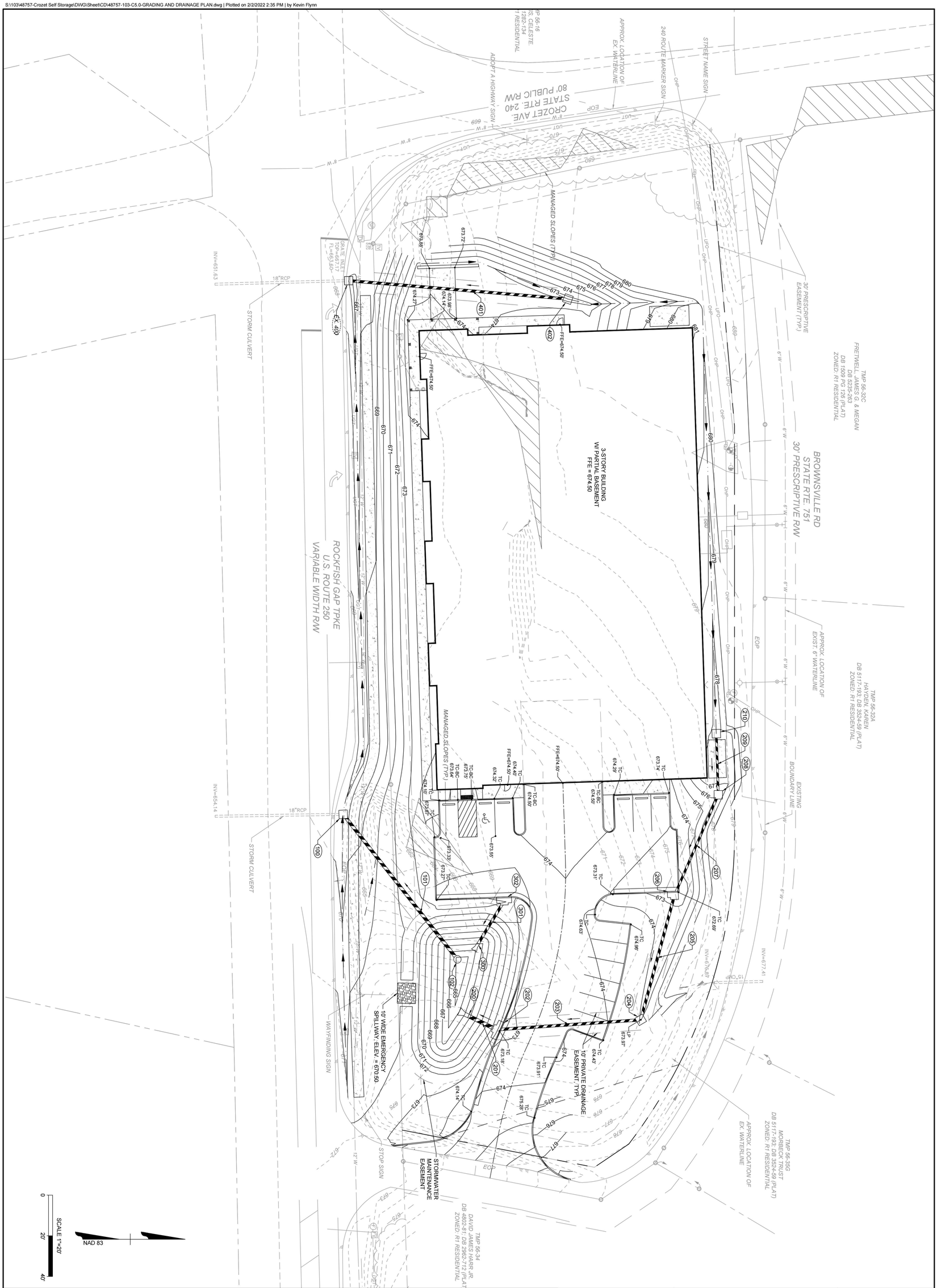
DATE 2/2/2022
DRAWN BY K. FLYNN
DESIGNED BY C. SHIFFLETT
CHECKED BY C. SHIFFLETT
SCALE 1" = 20'

CROZET SELF STORAGE
ALBEMARLE COUNTY, VIRGINIA
LAYOUT AND UTILITY PLAN

JOB NO. 48757
SHEET NO. C4.0

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CROZET SELF STORAGE

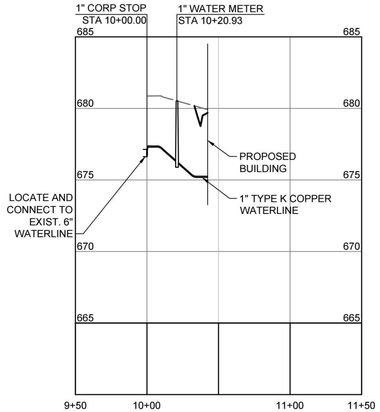
ALBEMARLE COUNTY, VIRGINIA

GRADING AND DRAINAGE PLAN

JOB NO.	SHEET NO.	SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
48757	C5.0	1"=30'	C. SHIFFLETT	C. SHIFFLETT	K. FLYNN	2/2/2022

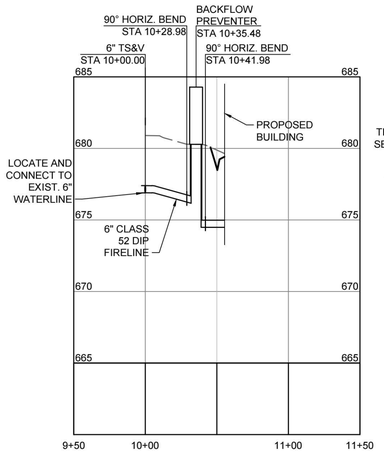
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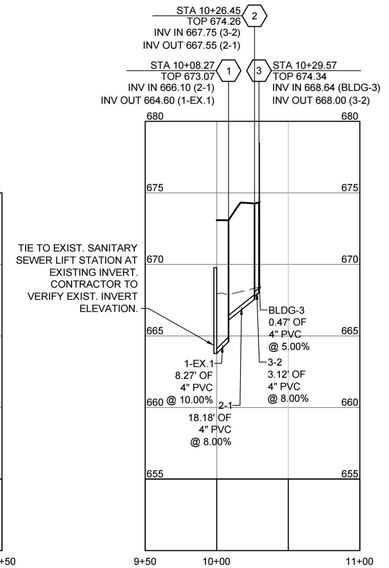
1" DOMESTIC WATERLINE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



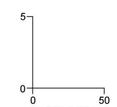
6" FIRE LINE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



SANITARY STR EX.1 - BLDG

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



PROFILE SCALE

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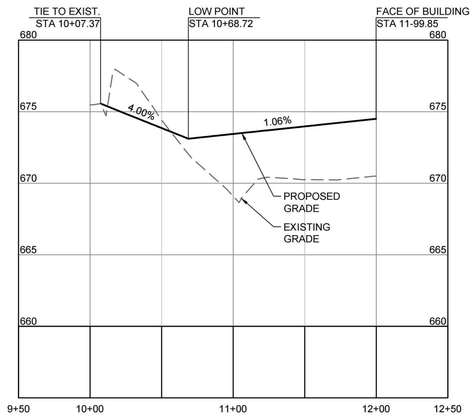
DATE
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K. FLYNN
DESIGNED BY
C. SHIFFLETT
CHECKED BY
C. SHIFFLETT
SCALE
1"=50'

CROZET SELF STORAGE
ALBEMARLE COUNTY, VIRGINIA
UTILITY PROFILES

JOB NO.
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SHEET NO.
C7.1

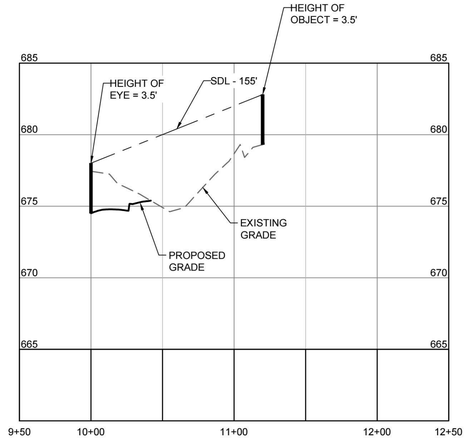
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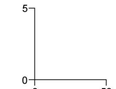
DRIVEWAY PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



SIGHT DISTANCE PROFILE

HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5





NOTE:
BROWNSVILLE RD DESIGN SPEED = 25 MPH

SCALE 1"=20'
0 20' 40'

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CLINT W. SHIFFLETT
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DATE

DATE
2/2/2022

DRAWN BY
K. FLYNN

DESIGNED BY
C. SHIFFLETT

CHECKED BY
C. SHIFFLETT

SCALE
1"=50'

TIMMONS GROUP

CROZET SELF STORAGE
ALBEMARLE COUNTY, VIRGINIA
DRIVEWAY & SIGHT DISTANCE PROFILES

JOB NO.
48757

SHEET NO.
C7.2

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PLANT KEY	
TREES	BOTANICAL NAME
ACE BUE	ACER BUERGERIANUM
NYS SYL	NYSSA SYLVATICA
PLA OCC	PLATANUS OCCIDENTALIS
QUE PHE	QUERCUS PHELLOS
QUE RUB	QUERCUS RUBRA
EVERGREEN TREE	BOTANICAL NAME
ILE SAT	ILEX OPACA 'SATYR HILL'
FLOWERING TREES	BOTANICAL NAME
AME BBB	AMELANCHIER ARBOREA `AUTUMN BRILLIANCE`
CAR CAR	CARPINUS CAROLINIANA
CER FOR	CERCIS CANADENSIS `FOREST PANSY` TM
COR FLO	CORNUS FLORIDA
MAG SWE	MAGNOLIA VIRGINIANA
SHRUBS	BOTANICAL NAME
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
ILE BUR	ILEX CORNUTA 'BURFORDII NANA'
ILE HOO	ILEX CRENATA 'HOOGENDORN'
ILE GLA	ILEX GLABRA
ILE WIN	ILEX VERTICILLATA
ITE NLA	ITEA VIRGINICA 'LITTLE HENRY'
MAH BEA	MAHONIA BEALEI
MIS MOR	MISCANTHUS SINENSIS 'MORNING LIGHT'
VINE	BOTANICAL NAME
GEL CAR	GELSEMIUM SEMPERVIRENS
GROUND COVERS	BOTANICAL NAME
CAR PYL	CAREX PENSYLVANICA
CAR STR	CAREX STRICTA
ECH PUR	ECHINACEA PURPUREA
HYP CAL	HYPERICUM CALYCINUM
LIR BIG	LIRIOPE MUSCARI 'BIG BLUE'
RUD AMP	RUDBECKIA AMPLEXICAULIS
SED AUT	SEDUM X 'AUTUMN JOY'

NOTE:
-VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

BROWNSVILLE RD
STATE RTE. 751
30' PRESCRIPTIVE R/W

EXISTING BOUNDARY LINE

EXISTING VEGETATION TO REMAIN

(4) ACE BUE
(12) ITE NLA
(15) MAH BEA
(13) ILE SAT
(10) ILE BUR
(5) CER FOR
(8) ILE SAT
(1) MAG SWE
(28) ILE BUR
(1) QUE PHE
(11) ILE WIN
(14) ILE GLA
(6) ITE NLA
(6) MAG SWE
(5) NYS SYL
(57) HYP CAL
(28) ILE WIN
(41) HYP CAL
(2) NYS SYL
(41) HYP CAL
(105) RUD AMP
(4) QUE PHE
(44) ECH PUR
(84) CAR STR
(28) ILE GLA
(10) ILE BUR
(22) ECH PUR
(13) PLA OCC
(15) COR FLO
(6) AME BBB
(5) QUE RUB
(3) CAR CAR
(52) RUD AMP
(30) ITE NLA
(73) CAR PYL
(19) GEL CAR
(21) SED AUT
(71) CAR PYL
(29) ECH PUR
(63) LIR BIG
(39) CAR STR
(57) LIR BIG
(22) ECH PUR
(60) CAR PYL
(23) SED AUT
(52) CAR PYL
(52) SED AUT
(35) MIS MOR
(79) ILE HOO
(36) CAL KAR

39'-7 3/4"
27'-7 1/4"
33'-6 1/2"
23'-1"
22'-3 3/4"
41'-1 1/4"
36'-6"
23'-10"
39'-10 1/4"
39'-7 1/4"
163'-10 1/2"
29'-3"
30'-7"
28'-2 1/2"
48'-9"
40'-1 1/4"
49'-10 1/4"
39'-9 1/2"
30'-1 1/2"
27'-5"
458'-10 1/4"

CROZET AVE
STATE RTE. 240
80' PUBLIC R/W

ROCKFISH GAP TPKE
U.S. ROUTE 250
VARIABLE WIDTH R/W

MANAGED SLOPES (TYP.)
STORM CULVERT
STORMWATER MAINTENANCE EASEMENT
10' WIDE EMERGENCY SPILLWAY, ELEV. = 670.50
STATE DRAINAGE EASEMENT TYP.
EX. 40' ENTRANCE

SCALE 1"=20'
0 20' 40'
NAD 83

FRANK W. HANCOCK III
COMMONWEALTH OF VIRGINIA
No. 1467
LANDSCAPE ARCHITECT
02/02/2022

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

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

DATE 2/2/2022
DRAWN BY M. RACHNER
DESIGNED BY F. HANCOCK
CHECKED BY F. HANCOCK
SCALE 1" = 20'

TIMMONS GROUP

CROZET SELF STORAGE
ALBEMARLE COUNTY, VIRGINIA
LANDSCAPE PLAN

JOB NO. 48757
SHEET NO. L1.0

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S:\103\48757-Crozet Self Storage\DWG\Sheet\CD\48757-103-L1.0-LANDSCAPE PLAN.dwg | Plotted on 2/3/2022 2:48 PM | by Frank Hancock

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

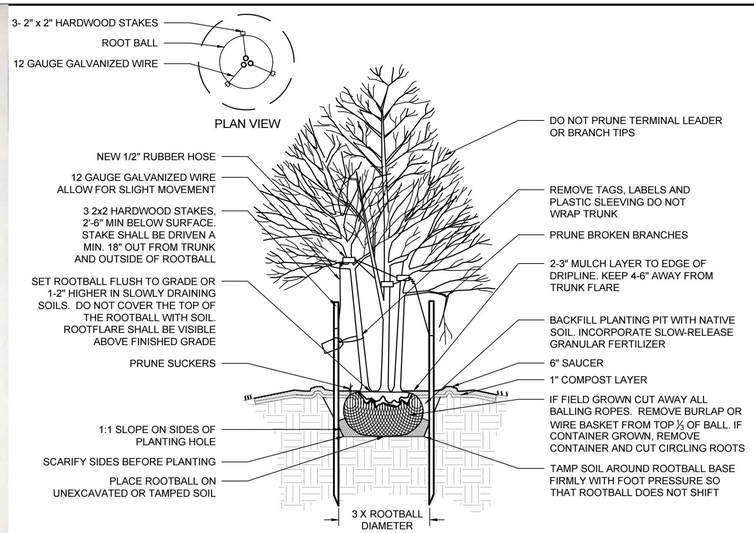
1. **The following items shall be shown on the plan:**
   - ☑ Trees to be saved;
   - ☑ Limits of clearing (outside dripline of trees to be saved);
   - ☑ Location and type of protective fencing;
   - ☑ Grade changes requiring tree wells or walls;
   - ☑ Proposed trenching or tunneling beyond the limits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

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

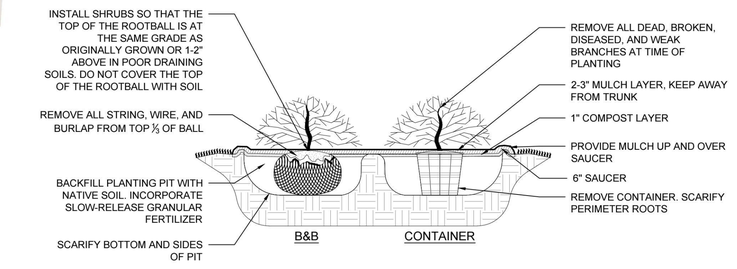
Brenda J Lowery — 1-17-2022
OWNER SIGNATURE (DATE)

1/17/2022
CONTRACT PURCHASER SIGNATURE (DATE)

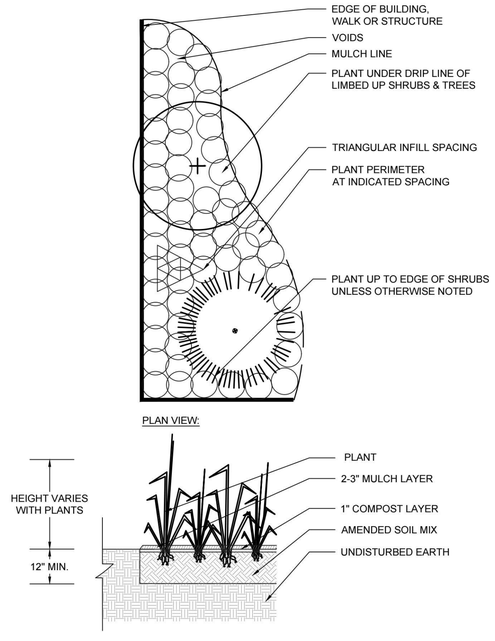
5/1/06 Page 1 of 1



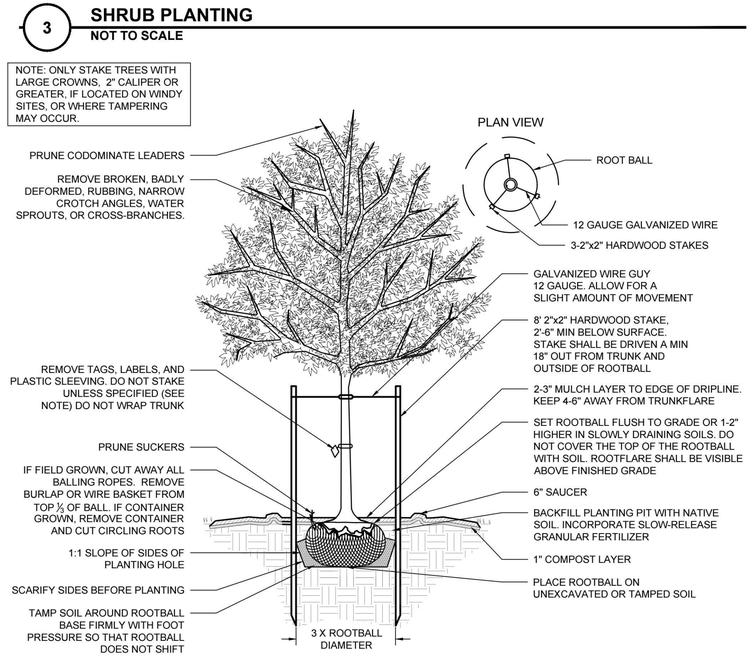
2 MULTI-STEM TREE - STAKING SPECIFIED
NOT TO SCALE



3 SHRUB PLANTING
NOT TO SCALE



1 GROUND COVER PLANTINGS
NOT TO SCALE



4 DECIDUOUS TREE - STAKING SPECIFIED
NOT TO SCALE

PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	Canopy (sf)
ACE BUE	4	ACER BUERGERIANUM	TRIDENT MAPLE	2" CAL.	B&B	500
NYS SYL	7	NYSSA SYLVATICA	SOUR GUM	2.5" CAL.	B&B	1,057
PLA OCC	13	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3.5" CAL.	B&B	19,175
QUE PHE	5	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B	2,095
QUE RUB	5	QUERCUS RUBRA	RED OAK	2.5" CAL.	B&B	2,405
EVERGREEN TREE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
ILE SAT	21	ILEX OPACA 'SATYR HILL'	SATYR HILL AMERICAN HOLLY	6'-7' HT.	B&B	2,688
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
AME BBB	6	AMELANCHIER ARBOREA `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE SERVICEBERRY	6'-8' HT.	B&B	780
CAR CAR	3	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	6'-8' HT.	B&B	387
CER FOR	5	CERCIS CANADENSIS `FOREST PANSY` TM	FOREST PANSY REDBUD	6'-8' HT.	B&B	620
COR FLO	15	CORNUS FLORIDA	EASTERN DOGWOOD	6'-8' HT.	B&B	1,860
MAG SWE	7	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6'-8' HT.	B&B	791
						TOTAL = 32,328
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
CAL KAR	36	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	24" HT./SPRD.	CONTAINER	36" o.c.
ILE BUR	48	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	24" HT./SPRD.	CONTAINER	48" o.c.
ILE HOO	79	ILEX CRENATA 'HOOGENDORN'	HOOGENDORN JAPANESE HOLLY	24" HT./SPRD.	CONTAINER	36" o.c.
ILE GLA	42	ILEX GLABRA	INKBERRY HOLLY	24" HT./SPRD.	CONTAINER	48" o.c.
ILE WIN	39	ILEX VERTICILLATA	WINTERBERRY	24" HT./SPRD.	CONTAINER	48" o.c.
ITE NLA	48	ITEA VIRGINICA 'LITTLE HENRY'	VIRGINIA SWEETSPIRE	18"-24" HT./SPRD.	CONTAINER	36" o.c.
MAH BEA	15	MAHONIA BEALEI	LEATHERLEAF MAHONIA	24" HT./SPRD.	CONTAINER	72" o.c.
MIS MOR	35	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	24" HT./SPRD.		48" o.c.
VINE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
GEL CAR	19	GELSEMIUM SEMPERVIRENS	JESSAMINE ESPALIER	1 GAL.	CONTAINER	48" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	SPACING
CAR PYL	256	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	4" POT	CONTAINER	18" o.c.
CAR STR	123	CAREX STRICTA	TUSSOCK SEDGE	4" POT	CONTAINER	18" o.c.
ECH PUR	117	ECHINACEA PURPUREA	CONEFLOWER	4" POT	CONTAINER	18" o.c.
HYP CAL	139	HYPERICUM CALYCINUM	CREEPING ST. JOHN'S WORT	4" POT	CONTAINER	18" o.c.
LIR BIG	120	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	4" POT	CONTAINER	18" o.c.
RUD AMP	157	RUDBECKIA AMPLEXICAULIS	BLACK-EYED SUSAN	4" POT	CONTAINER	18" o.c.
SED AUT	96	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	4" POT	CONTAINER	18" o.c.

LANDSCAPING ALONG THE FRONTAGE OF E.C. STREETS
*** per Albemarle County ARB DESIGN GUIDELINES**

STREET	LENGTH	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
ROCKFISH GAP TPKE	470 LF	1 LG TREE PER 35 LF WITH INTERSPERSED FLOWERING TREES	470/35 = 13.4	13 LARGE TREES	13 LARGE TREES 15 FLOWERING TREES
CROZET AVE	167 LF	1 LG TREE PER 35 LF WITH INTERSPERSED FLOWERING TREES	167/35 = 4.7	5 LARGE TREES	5 LARGE TREES 6 FLOWERING TREES

LANDSCAPING OF PARKING AREAS
*** per Albemarle County ARB DESIGN GUIDELINES**

REQUIREMENT	PARKING LOT SPACES	CALCULATIONS	REQUIRED	PROVIDED
1 LG. SHADE TREE PER 10 PARKING SPACES	14 PARKING SPACES	14/10 = 1,4	1 LG. SHADE TREE	4 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% GROSS PARKING AREA	6,922 SF	6,922 x .05 = 346 SF	346 SF	617 SF

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

SITE AREA	REQUIREMENT	CALCULATION	REQUIRED QUANTITY	PROVIDED QUANTITY
2.56 AC (GROSS SITE AREA)	10% COVER	2.56 AC x .1 = 0.256 AC = 11,151 SF	11,151 SF	32,328 SF

NOTE:
-WHERE A PARKING AREA IS LOCATED SO THAT PARKED CARS ARE VISIBLE FROM AN OFF-SITE STREET, SHRUBS ARE TO BE INSTALLED AT A MINIMUM HEIGHT OF 12".
-ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.

GENERAL NOTES

PRE-CONSTRUCTION

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

CONSTRUCTION/INSTALLATION

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

INSPECTIONS/GUARANTEE

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

COMMONWEALTH OF VIRGINIA
FRANK W. HANCOCK III
No. 1467
LANDSCAPE ARCHITECT
02/02/2022

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

DATE 2/2/2022
DRAWN BY M. RACHNER
DESIGNED BY F. HANCOCK
CHECKED BY F. HANCOCK
SCALE 1"=50'

TIMMONS GROUP

CROZET SELF STORAGE
ALBEMARLE COUNTY, VIRGINIA
LANDSCAPE NOTES AND DETAILS

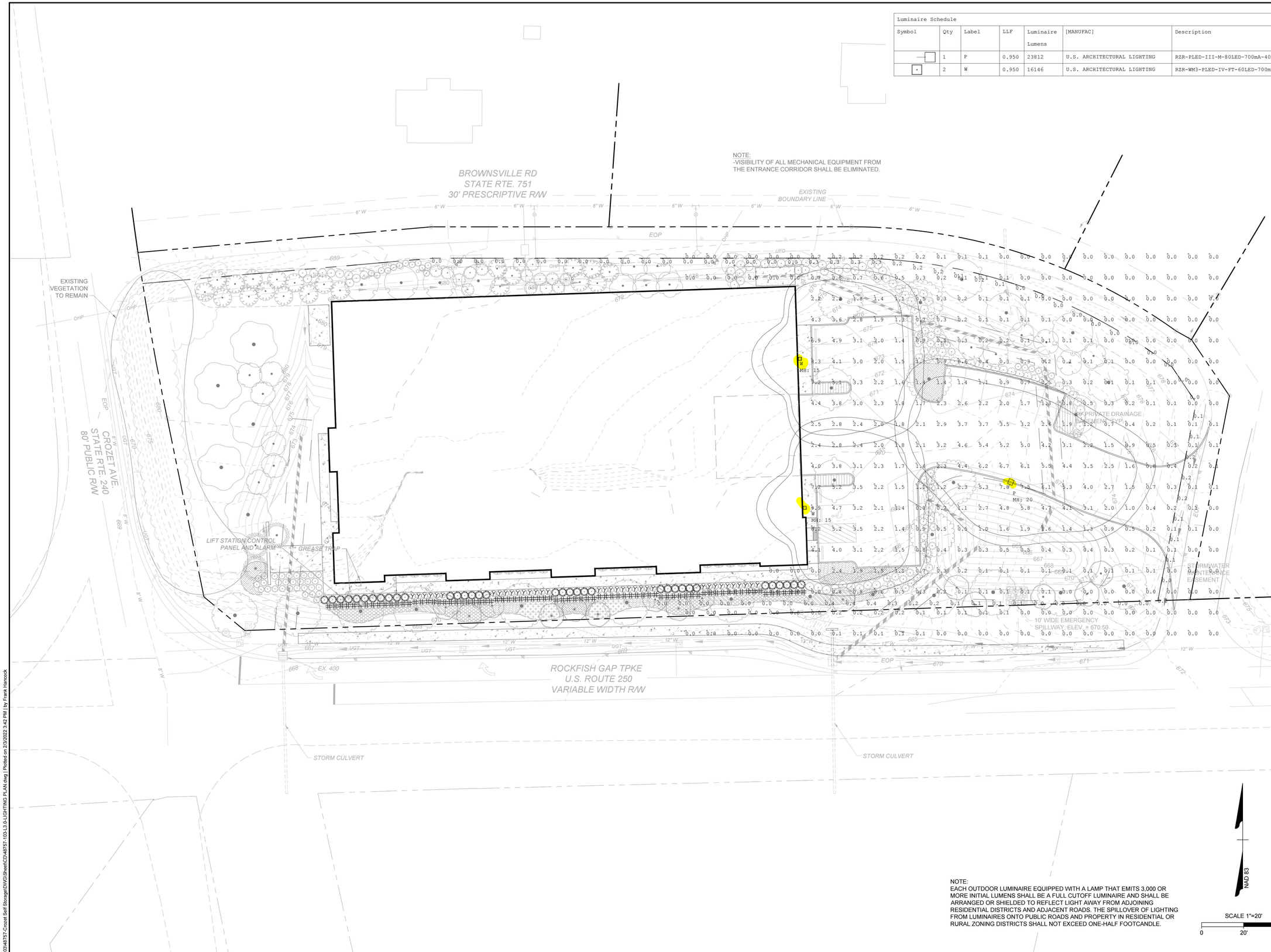
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Luminaire Schedule						
Symbol	Qty	Label	LLF	Luminaire Lumens	[MANUFAC]	Description
	1	P	0.950	23812	U.S. ARCHITECTURAL LIGHTING	RZR-PLED-III-M-80LED-700mA-40K
	2	W	0.950	16146	U.S. ARCHITECTURAL LIGHTING	RZR-WM3-PLED-IV-FT-60LED-700mA-40K

NOTE:
-VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.



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

NAD 83

SCALE 1"=20'
0 20' 40'

COMMONWEALTH OF VIRGINIA
FRANK W. HANCOCK III
No. 1467
LANDSCAPE ARCHITECT
02/02/2022

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REVISION DESCRIPTION

DATE

DATE: 2/2/2022
DRAWN BY: M. RACHNER
DESIGNED BY: F. HANCOCK
CHECKED BY: F. HANCOCK
SCALE: 1" = 20'

CROZET SELF STORAGE
ALBEMARLE COUNTY, VIRGINIA

SITE LIGHTING AND PHOTOMETRIC PLAN

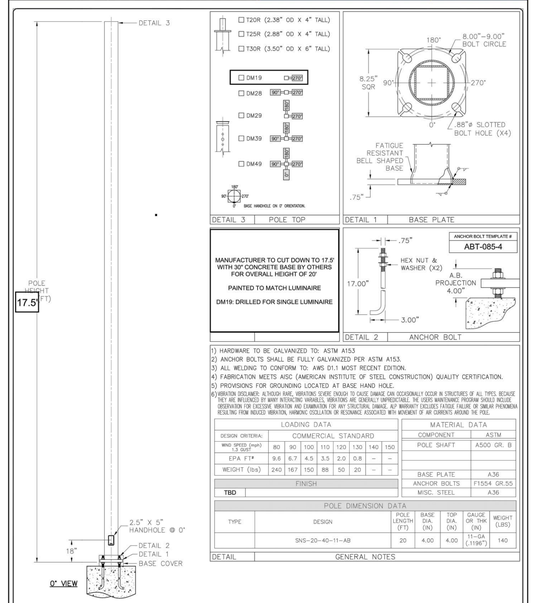
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Submitted by Lighting Virginia-Central

Job Name:	Catalog Number:	Type:
Crozet Self-Storage Architect: TIMMONS	SNS-20-40-11-AB-DM19 Notes:	20' S POLE LV - CENTRAL21-35536



1) HARDWARE TO BE GALVANIZED TO: ASTM A153
2) ANCHOR BOLTS SHALL BE FULLY GALVANIZED PER ASTM A153.
3) ALL WELDING TO CONFORM TO: AWS D1.1 MOST RECENT EDITION.
4) FABRICATION MEETS AISC (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) QUALITY CERTIFICATION.
5) PROVISIONS FOR GROUNDING LOCATED AT BASE HAND HOLE.
6) VIBRATION DISCLAIMER: ALTHOUGH RARE, VIBRATIONS CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES. BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USERS MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND COMBINATION FOR ANY STRUCTURAL DAMAGE. ACP WARRANTY EXCLUDES FATIGUE FAILURE OR SIMILAR PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE POLE.

LOADING DATA									
DESIGN CRITERIA:	COMMERCIAL STANDARD								
WIND SPEED (mph) 3 SGUST	80	90	100	110	120	130	140	150	
EPA Ft²	9.6	6.7	4.5	3.5	2.0	0.8	--	--	
WEIGHT (lbs)	240	167	150	88	50	20	--	--	
FINISH									
TBD									

MATERIAL DATA	
COMPONENT	ASTM
POLE SHAFT	A500 GR. B
BASE PLATE	A36
ANCHOR BOLTS	F1554 GR.55
MISC. STEEL	A36

POLE DIMENSION DATA						
TYPE:	DESIGN	POLE LENGTH (FT)	BASE DIA. (IN)	TOP DIA. (IN)	GAUGE OR THK (IN)	WEIGHT (LBS)
	SNS-20-40-11-AB	20	4.00	4.00	11-GA (.1196")	140

DETAIL	GENERAL NOTES

American LitePole	AMERICAN LITE POLE 5000 N. MACARTHUR, SUITE 200 FORT WORTH, TX 76039 817-924-3682 PH. 817-924-7049 FAX	NO. DATE BY REVISION DESCRIPTION	PROJECT NUMBER: 101112	DRN. BY: BM
	** CONFIDENTIAL ** THE INFORMATION CONTAINED IN THIS DRAWING IS PROPRIETARY AND CONFIDENTIAL. UNAUTHORIZED USE OR DISCLOSURE OF THIS DRAWING IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN NOTICE FROM AMERICAN LITE POLE.	DESCRIPTION: SQUARE STRAIGHT STEEL ANCHOR BASE 20' x 4.0" x 11 GA	ROUTE NUMBER:	DRAWING NUMBER: SNS-20-40-11-AB

Submitted On: Nov 5, 2021 1/1 Index Page

SITE LIGHTING POLE CUT SHEET

Submitted by Lighting Virginia-Central

Job Name:	Catalog Number:	Type:
Crozet Self-Storage Architect: TIMMONS	RZR-PLED-III-M-80LED-700MA-NW-XX-XX Notes:	P LV - CENTRAL21-35536

SOLID STATE AREA LIGHTING

RAZAR SERIES-LED

SPECIFICATIONS

PROJECT NAME:

PROJECT TYPE:

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.

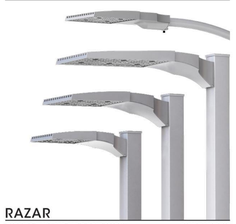
LED DRIVER(S)
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz 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.

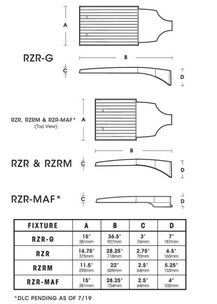
AMBER LED's
PC-A (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. **TRA** (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

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.



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



FIXTURE	A	B	C	D
RZR-G	19" 381mm	24.5" 622mm	3" 76mm	7" 181mm
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

2020248

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Submitted On: Nov 5, 2021 1/4 Index Page

SITE LIGHTING FIXTURE CUT SHEETS

Submitted by Lighting Virginia-Central

Job Name:	Catalog Number:	Type:
Crozet Self-Storage Architect: TIMMONS	RZR-PLED-III-M-80LED-700MA-NW-XX-XX Notes:	P LV - CENTRAL21-35536

RAZAR SERIES-LED

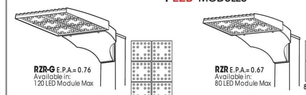
SPECIFICATIONS

WALLMOUNT



CAST ALUMINUM ARM AND WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.

PLED™ MODULES



WALL PLATE



POLE DRILLING TEMPLATE



RZRM E.P.A.= 0.45
Available in:
48 LED Module Max
48 LED Module

Spec/Order Example: RZR/PLED-IV/80LED-700mA/CW/277/RAL-8019-S

SPEC/ORDERING INFORMATION

MODEL	OPTICS	LED MODE	VOLTAGE	FINISH	OPTIONS
RZR-G RZR RZR-MAF[3] RZRM	TYPE I PLED-I TYPE II FRONT ROW PLED-II-FR TYPE II MEDIAN ILLUMINATOR PLED-II-ML TYPE III MED. PLED-III-M TYPE III WIDE PLED-III-W TYPE IV PLED-IV TYPE V PLED-V TYPE V MASCOW PLED-V-SQ-M TYPE V MED. PLED-V-SQ-W TYPE V WIDE PLED-V-SQ-W	NO. LEDs: RZR-G 120LED, 80LED; RZR 80LED; RZRM 48LED, 24LED DRIVE CURRENT: 350mA, 525mA, 700mA[1], 1050mA[1] COLOR TEMP - CCT: NW (4000K)* *STANDARD, CW (5000K), WW (3000K) CONSULT FACTORY FOR OTHER LED COLORS AMBER[2]: PHOSPHOR CONVERTED AMBER PC-A, TRUE AMBER[3] TRA NOTES: 1 - 700mA and 1050mA NOT FOR USE WITH TRA OPTIC 2 - NARROW BAND AMBERS HAVE NO DEFINABLE CCT EQUIVALENT 3 - AVAILABLE IN 350mA & 525mA DRIVE CURRENTS ONLY	120 208 240 277 347 480 PLEASE SELECT	STANDARD TEXTURED FINISH BLACK RAL-9005-T WHITE RAL-9003-T GREY RAL-7004-T DARK BRONZE RAL-8017-T GREEN RAL-6005-T FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9005-S) CONSULT FACTORY FOR CUSTOM COLORS PLEASE SELECT	HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NONINTEGRATED MOTION SENSOR ..... HLSW INTERNAL HOUSE SIDE SHIELD ... HS-PLED PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) ... PC-V TWIST LOCK RECEPTACLE ONLY ... TPR 7-PIN TWIST LOCK RECEPTACLE ONLY ... TPR7 SINGLE FUSE (120V, 277V, 347V) ... SF DOUBLE FUSE (208V, 240V, 480V) ... DF STEP DIM MOTION SENSOR (PROGRAMMED ISO 100) ... MS-F211 REMOTE MOTION SENSOR CONFIGURATOR ... MS-FC10 EMERGENCY BACKUP 1. EM1 EMERGENCY BACKUP 1 (HOUSING ONLY) ... EMH1 EMERGENCY BACKUP 2. EM2 EMERGENCY BACKUP 3. EM3 SURFACE CONDUIT 1. ... SC1 SURFACE CONDUIT 2. ... SC2 SURFACE CONDUIT 3 ... SC3

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Submitted On: Nov 5, 2021 2/4 Index Page

Submitted by Lighting Virginia-Central

Job Name:	Catalog Number:	Type:
Crozet Self-Storage Architect: TIMMONS	RZR-WM3-PLED-IVFT-60LED-700MA-NW-XX-XX Notes:	W LV - CENTRAL21-35536

SOLID STATE AREA LIGHTING

RAZAR WALLMOUNT-LED

SPECIFICATIONS

PROJECT NAME:

PROJECT TYPE:

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 <± .003") to facilitate thermal transfer of heat to housing and cooling fins. The Optical Housing bolts to the Electrical Housing forming a unified assembly. The minimum wall thickness is .188".

ELECTRICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly. Minimum wall thickness is .188". Fixture Mounting Plate affixes to mounting surface over a recessed j-box. Electrical Housing anchors on the top edge of the Mounting Plate and stainless steel recessed socket head screws tighten the Electrical Housing to the Mounting Plate from the bottom.

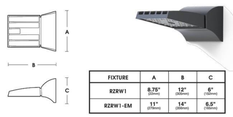
PLED™ OPTICAL MODULES
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. The asymmetric distributions, have a micro-reflector inside the refractor which 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 Type II, III, and Type IV site/area distributions as well as other specialty asymmetric 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, 50/60Hz 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.

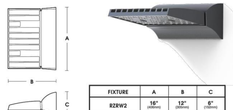
AMBER LED's
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FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness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



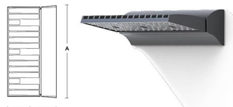
FIXTURE	A	B	C
RZRW1	8.75" 222mm	12" 305mm	6" 152mm
RZRW1-EM	11" 279mm	14" 356mm	6.5" 165mm

PATENT PENDING



FIXTURE	A	B	C
RZRW2	16" 406mm	12" 305mm	6" 152mm
RZRW2-EM	16" 406mm	14" 356mm	6.5" 165mm

PATENT PENDING



FIXTURE	A	B	C
RZRW3	23" 584mm	12" 305mm	6" 152mm
RZRW3-EM	23" 584mm	14" 356mm	6.5" 165mm

PATENT PENDING

2019093

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SITE LIGHTING FIXTURE CUT SHEETS

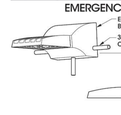
Submitted by Lighting Virginia-Central

Job Name:	Catalog Number:	Type:
Crozet Self-Storage Architect: TIMMONS	RZR-WM3-PLED-IVFT-60LED-700MA-NW-XX-XX Notes:	W LV - CENTRAL21-35536

RAZAR WALLMOUNT SERIES-LED

SPECIFICATIONS

EMERGENCY OPTION



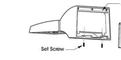
THE EMERGENCY OPTION BACK BOX EXTENDS 2" BEYOND THE STANDARD HOUSING AND CONTAINS THE EMERGENCY COMPONENTS (EC) INCLUDING BATTERIES OR CAN BE USED FOR SURFACE CONDUIT (SC) APPLICATIONS.THERE IS TO BE AN SC1, SC2, AND SC3 OPTION FOR THE DIFFERING HOUSING SIZES. SC SHIPS WITH THREADED CONDUIT PLUGS.

THE EM LED SYSTEM PROVIDES POWER TO ALL LEDS IN THE ARRAY (20, 40, or 60) TO MEET THE FOLLOWING LIGHT LEVELS FOR A MINIMUM OF 90 MINUTES -

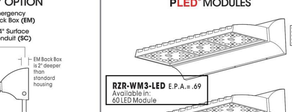
WM1 = 45% @ 350MA
WM2 = 36% @ 350MA
WM3 = 24% @ 350MA

* MULTIPLY THE % ABOVE BY THE LUMEN OUTPUT @ 350MA

WALL MOUNTING



PLED™ MODULES



MAX INPUT WATTAGE

# OF LED's	DRIVE CURRENT 350mA	525mA	700mA	1050mA
60	45W	90W	113W	156W
40	45W	66W	87W	134W
20	23W	33W	44W	66W

Spec/Order Example: RZR-WM2/PLED-IV/40LED-700mA/CW/277/RAL-8019-S/SF

SPEC/ORDERING INFORMATION

MODEL	OPTICS	LED MODE	VOLTAGE	FINISH	OPTIONS
RZR-WM1 RZR-WM2 RZR-WM3	PLED™ DISTRIBUTION TYPE TYPE I PLED-II TYPE II FRONT ROW PLED-II-FR TYPE II PLED-III TYPE III WIDE PLED-III-W TYPE IV PLED-IV TYPE V PLED-V TYPE IV-FT PLED-IV-FT	NO. LEDs: RZR-WM1 20LED; RZR-WM2 40LED; RZR-WM3 60LED DRIVE CURRENT: 350mA, 525mA, 700mA[1], 1050mA[1] COLOR TEMP - CCT: NW (4000K)* *STANDARD, CW (5000K), WW (3000K) CONSULT FACTORY FOR OTHER LED COLORS AMBER[2]: PHOSPHOR CONVERTED AMBER PC-A, TRUE AMBER[3] TRA NOTES: 1 - 700mA and 1050mA NOT FOR USE WITH TRA OPTIC 2 - NARROW BAND AMBERS HAVE NO DEFINABLE CCT EQUIVALENT 3 - AVAILABLE IN 350mA & 525mA DRIVE CURRENTS ONLY	120 208 240 277 347 480 PLEASE SELECT	STANDARD TEXTURED FINISH BLACK RAL-9005-T WHITE RAL-9003-T GREY RAL-7004-T DARK BRONZE RAL-8017-T GREEN RAL-6005-T FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9005-S) CONSULT FACTORY FOR CUSTOM COLORS PLEASE SELECT	HIGH-LOW DIMMING FOR EXTERNAL CONTROL ... HLSW HOUSE SIDE SHIELDING ... HS-PLED PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) ... PC-V SINGLE FUSE (120V & 277V) ... SF DOUBLE FUSE (208V & 240V) ... DF STEP DIM MOTION SENSOR (PROGRAMMED ISO 100) ... MS-F211 REMOTE MOTION SENSOR CONFIGURATOR ... MS-FC10 EMERGENCY BACKUP 1. EM1 EMERGENCY BACKUP 1 (HOUSING ONLY) ... EMH1 EMERGENCY BACKUP 2. EM2 EMERGENCY BACKUP 3. EM3 SURFACE CONDUIT 1. ... SC1 SURFACE CONDUIT 2. ... SC2 SURFACE CONDUIT 3 ... SC3

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Submitted On: Nov 5, 2021 2/3 Index Page

SITE LIGHTING FIXTURE CUT SHEETS

COMMONWEALTH OF VIRGINIA
FRANK W. HANCOCK III
No. 1467
LANDSCAPE ARCHITECT
02/02/2022

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

REVISION DESCRIPTION

DATE

YOUR VISION ACHIEVED THROUGH OURS.

DATE 2/2/2022

DRAWN BY M. RACHNER

DESIGNED BY F. HANCOCK

CHECKED BY F. HANCOCK

SCALE 1" = 20'

TIMMONS GROUP

CROZET SELF STORAGE
ALBEMARLE COUNTY, VIRGINIA
SITE LIGHTING CUT SHEETS

JOB NO. 48757

SHEET NO. L4.0

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S:\1035\48757-Crozet Self Storage\DWG\Sheet\CD\48757-103-L4.0 LIGHTING CUT SHEETS.dwg | Plotted on 2/3/2022 3:47 PM | by Frank Hancock