TJACH PREMIER CIRCLE - INITIAL SITE PLAN

405 PREMIER CIRCLE
COUNTY OF ALBEMARLE, VIRGINIA
03/21/2022

SITE DATA:

TAX MAP PARCEL AND OWNER INFO: 061M0-00-00-00600
PHA PREMIER CIRCLE LLC
682 BERKMAR CIRCLE
CHARLOTTESVILLE, VA 22901

TOTAL SITE AREA: 3.75 ACRES

EXISTING IMPERVIOUS AREA: 2.38 ACRES

PROPOSED IMPERVIOUS AREA: 2.33 ACRES

LIMITS OF DISTURBANCE: 3.25 ACRES

SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY: TIMMONS GROUP
28 IMPERIAL DRIVE
STAUNTON, VA 24401
JOSEPH C. MEDLEY, L.S.
(540) 885-0920
CONDUCTED: 01/29/2021

MAGISTERIAL DISTRICT: RIO

HORIZONTAL DATUM REFERENCE: NAD83

VERTICAL DATUM REFERENCE: NAVD88

MISS UTILITY TICKET NUMBER: B100500734-00B

CURRENT USE: HOTEL INN

PROPOSED USE: ACCESSIBLE SUPPORTIVE HOUSING

ZONING: BLOCK 1: NON-RESIDENTIAL
BLOCK 2: MIXED-USE OR RESIDENTIAL

OVERLAY DISTRICT: ENTRANCE CORRIDOR

SETBACKS:
BLOCK 1 FRONT: 10 FT MIN. AND 50 FT MAX.
SIDE: 5 FT MIN AND NO MAX.
REAR: 10 FT MIN AND NO MAX.
BLOCK 2 FRONT: 5 FT MIN AND NO MAX.
SIDE: 0 FT MIN. AND NO MAX.
REAR: 10 FT MIN. AND 5 FT MAX.

ADJACENT PROPERTIES: NORTH - RESIDENTIAL (R2)
EAST - COMMERCIAL (C1)
SOUTH - SEMINOLE TRAIL
WEST - COMMERCIAL (C1)

WELAND IMPACTS: NONE

WATER SUPPLY: ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA)

DRAINAGE DISTRICT: MEADOW CREEK

THERE ARE MANAGED STEEP SLOPES LOCATED AROUND THE PERIMETER OF THE PARCEL

THERE ARE NO CONSTRUCTION ACTIVITIES PROPOSED WITHIN THE 100-YR FLOODPLAIN

MAXIMUM BUILDING HEIGHT: BLOCK 1: 50 FT
BLOCK 2: 50 FT

PROPOSED BUILDING HEIGHT: PHASE 1: 46 FT

PARKING REQUIRED: PHASE 1: 0.35 SPACES PER UNIT LESS THAN 500 SF * 80 UNITS = 30 SPACES
PHASE 2: 1.3 SPACES PER UNIT * 60 UNITS = 78 SPACES ANTICIPATED
PHASE 3: 1 SPACE PER 100 SQUARE FEET OF RETAIL = 50 SPACES ANTICIPATED

EXISTING PARKING: 130 SPACES

TOTAL PARKING PROVIDED: PHASE 1: 72 SPACES
PHASE 2: 124 SPACES ANTICIPATED
PHASE 3: 164 SPACES ANTICIPATED

ADA PARKING REQUIRED: PHASE 1: TOTAL SPACES PROVIDED / 25 = 3 SPACES
PHASE 2: TOTAL SPACES PROVIDED / 25 = 5 SPACES
PHASE 3: TOTAL SPACES PROVIDED / 25 = 7 SPACES

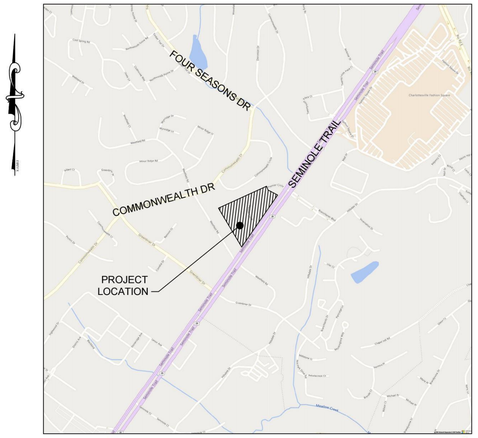
ADA PARKING PROVIDED: PHASE 1: 3 SPACES
PHASE 2: 6 SPACES
PHASE 3: 3 SPACES

LOCATION TO FIRE HYDRANTS: THERE IS ONE EXISTING FIRE HYDRANT THAT SERVE THIS BUILDING THAT IS IS LOCATED ON THE EAST CORNER OF THE MIDDLE BUILDING. THIS HYDRANT WILL REMAIN AND TWO ADDITIONAL HYDRANTS WILL BE INSTALLED ON SITE.

PROJECT TIMING: THE ANTICIPATED START DATE FOR CONSTRUCTION OF PHASE 1 IS SPRING 2023. CONSTRUCTION ACTIVITIES ARE ANTICIPATED TO LAST APPROXIMATELY 12-18 MONTHS.

APPROVALS

DIRECTOR OF NEIGHBORHOOD DEVELOPMENT SERVICES



VICINITY MAP
SCALE: 1" = 1,000'

OWNER:
PHA PREMIER CIRCLE LLC
682 BERKMAR CIR.
CHARLOTTESVILLE, VA 22901
CONTACT: ANDREW MILLER
TELEPHONE: 434-422-5497

ENGINEER OF RECORD:
TIMMONS GROUP
608 PRESTON AVENUE SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: JONATHAN SHOWALTER, P.E.
TELEPHONE: 434-327-1681

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L4.1	SITE LIGHTING CUT SHEETS

TOTAL SHEETS = 25

COMMONWEALTH OF VIRGINIA
Jonathan M. Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
03/21/2022
PROFESSIONAL ENGINEER

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 03/21/2022
DRAWN BY A. MABEE
DESIGNED BY J. SHOWALTER
CHECKED BY J. SHOWALTER
SCALE N/A

TIMMONS GROUP

TJACH PREMIER CIRCLE
ALBEMARLE COUNTY, VA
COVER

JOB NO. 46555
SHEET NO. C0.0

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GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS.
2. 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. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC, PRIOR TO CONSTRUCTION.
5. 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, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH THE CURRENT VERSION OF THE VDOT ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS.
6. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT I AND I LD-94 (D) 121.13.
7. 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.
8. 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.
9. ALL CONCRETE SHALL BE A3-AE (AIR ENTRAINED 3,000 PSI), UNLESS OTHERWISE NOTED.
10. 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.
11. 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.
12. THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.
13. ALBEMARLE COUNTY APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED NECESSARY.
14. 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.
15. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
16. THE OWNERS 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).
17. A GEOTECHNICAL ENGINEER IS TO ASCERTAIN CAUSE AND CERTIFY RECOMMENDED METHOD OF REPAIR FOR ALL PAVEMENT STRUCTURAL FAILURES PRIOR TO STATE ACCEPTANCE.
18. ALL VEGETATION AND ORGANIC MATERIAL MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
19. CERTIFICATION AND SOURCE OF MATERIALS ARE TO BE SUBMITTED TO THE OWNER FOR ALL MATERIALS AND BE IN ACCORDANCE WITH THE ROAD AND BRIDGE SPECIFICATIONS, AND ROAD AND BRIDGE STANDARDS.
20. ALL APPROACH GUTTERS TO SAG INLETS SHALL MAINTAIN A MINIMUM SLOPE OF 0.004 ft./ft.
21. ALL NEW HANDICAP ACCESSIBLE REQUIREMENTS ON-SITE AND WITHIN ALL NEW STRUCTURES SHALL COMPLY WITH THE 2009 UNIFORM STATEWIDE BUILDING CODE, 2009 VIRGINIA CONSTRUCTION CODE, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND ICC/ANSI A117.1-03.
22. REFER TO SHEET L1.0 FOR ALL LANDSCAPING GENERAL NOTES.
23. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
24. ALL WATER LINES, SEWER LINES, AND FIRE LINES FROM THE MAIN TO THE STRUCTURE MUST HAVE A VISUAL INSPECTION PERFORMED BY THE BUILDING DEPARTMENT.
25. ALL ROOFDRAINS SHALL DISCHARGE IN A MANNER NOT TO CAUSE A PUBLIC NUISANCE AND NOT OVER SIDEWALKS.
26. BUILDING OR STRUCTURES BUILT BEFORE JANUARY 1, 1985 MUST HAVE AN ASBESTOS SURVEY PERFORMED IN ORDER TO APPLY FOR A PERMIT. ASBESTOS REMOVAL PERMITS ARE REQUIRED IF POSITIVE FOR SUCH. CONTACT VDOLI FOR ADDITIONAL REQUIREMENTS AND PERMITS FOR DEMOLITION PROJECTS.
27. BUILDING INSPECTIONS MUST VERIFY PROPER ABANDONMENT OF SITE UTILITIES BEFORE CONCEALMENT.

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 OWNER 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 WITHIN 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)

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).

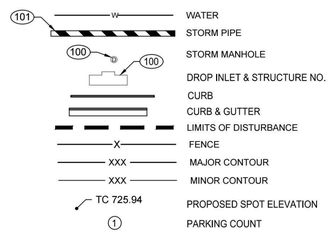
ALBEMARLE COUNTY STORMWATER MANAGEMENT NOTES

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.

BLASTING NOTES

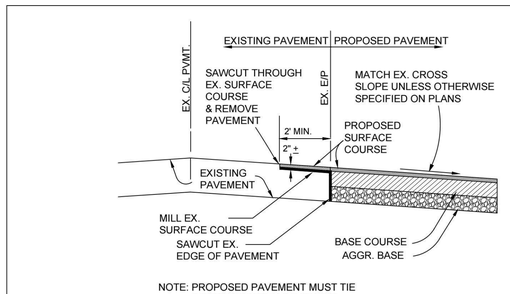
1. BLASTING SHALL NOT BE PERMITTED ON THIS PROJECT.

SITE PLAN LEGEND



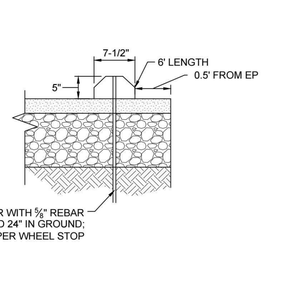
GRADING

TC = TOP OF CURB
TW = TOP OF WALL
BW = BOTTOM OF WALL
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS
FC = FACE OF CURB
EP = EDGE OF PAVEMENT
EX. = EXISTING
PROP. = PROPOSED
APPROX. = APPROXIMATELY

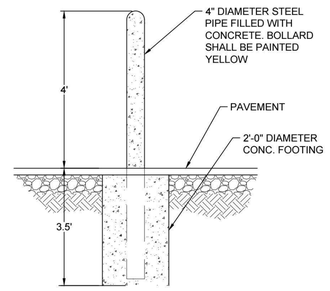


NOTE: PROPOSED PAVEMENT MUST TIE IN WITH EXISTING PAVEMENT

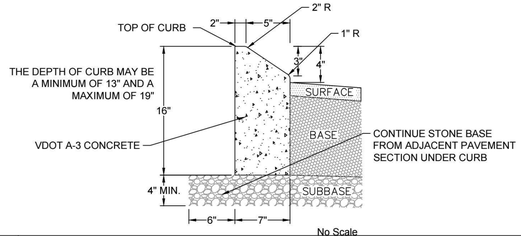
PAVEMENT REPLACEMENT JOINT DETAIL
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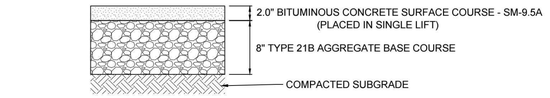
PRECAST CONCRETE WHEEL STOP
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BOLLARD DETAIL
No Scale

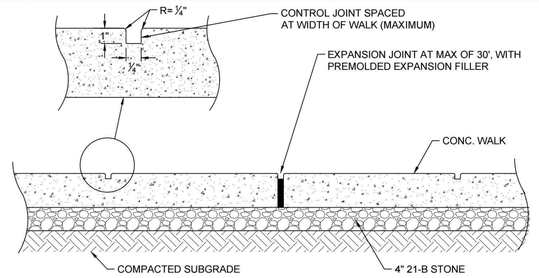


VDOT STANDARD CG-3 CURB
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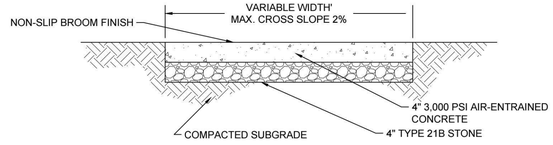


DENOTES LIGHT DUTY ASPHALT PAVEMENT ON PLANS

LIGHT DUTY ASPHALT PAVEMENT SECTION
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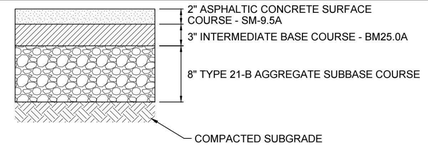


CONCRETE SIDEWALK JOINT DETAIL
No Scale



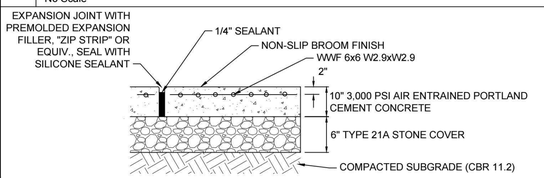
NOTE: SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT STANDARDS.

CONCRETE SIDEWALK PAVEMENT SECTION
No Scale



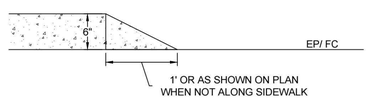
DENOTES HEAVY DUTY ASPHALT PAVEMENT ON PLANS

HEAVY DUTY ASPHALT PAVEMENT SECTION
No Scale



DENOTES CONCRETE SERVICE AREA PAVEMENT ON PLANS

HEAVY DUTY CONCRETE SECTION
No Scale



CURB WIPE DOWN DETAIL
No Scale

COMMONWEALTH OF VIRGINIA
Jonathan M. Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
03/21/2022
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
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TIMMONS GROUP

REVISION DESCRIPTION

DATE

DATE: 03/21/2022
DRAWN BY: A. MABEE
DESIGNED BY: J. SHOWALTER
CHECKED BY: J. SHOWALTER
SCALE: N/A

TJACH PREMIER CIRCLE
ALBEMARLE COUNTY, VA
NOTES AND DETAILS

JOB NO. 46555
SHEET NO. C1.0

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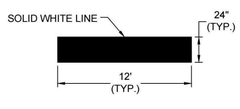
S:\1034\46555-TJACH_Premier_Circle\DWG\Initial Site Plan App\C3\46555-103-C1 0-Notes and Details.dwg | Plotted on 3/21/2022 2:15 PM | by Kaitlyn Barger

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 THERETO:
   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.



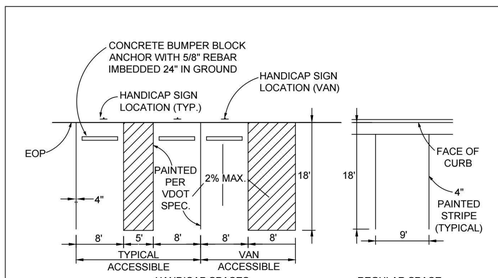
STOP BAR DETAIL
NO SCALE



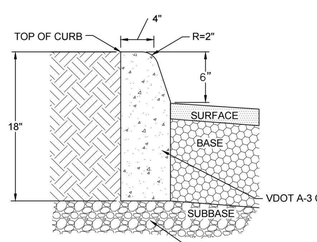
STD. R1-1

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

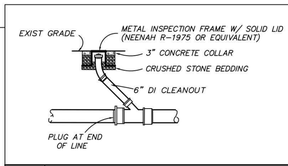
STRIPING & SIGNAGE NOTES & DETAILS
No Scale



TYPICAL PARKING SPACE DETAILS
No Scale

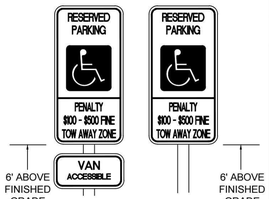


VDOT STANDARD CG-2 CURB
No Scale



CLEANOUT DETAIL
No Scale

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

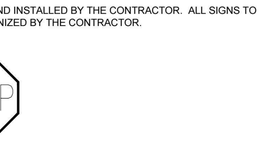


SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY DISABLED PERSONS. PROVIDE ONE (1) R-7-8 SIGN AT EACH PARKING SPACE INDICATED ON SITE PLAN. SIGN SHALL BE ALUMINUM (PAINTED WHITE) WITH GREEN LETTERS AND INTERNATIONAL WHEELCHAIR SYMBOL. SIGN SHALL BE PLACED ON STEEL POST 1-1/2"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

ADA PARKING SIGNS
No Scale

CG-12

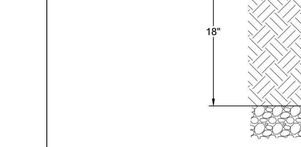
GENERAL NOTES:
1. THE DETECTABLE WARNING SHALL BE PROVIDED BY TRUNCATED DOMES.
2. DETECTABLE WARNING SHALL BE FROM THE MATERIALS APPROVED LIST FOR DETECTABLE WARNING SURFACES. PRODUCTS NOT LISTED SHALL MEET THE REQUIREMENTS OF THE SPECIAL PROVISION FOR CG-12 DETECTABLE WARNING SURFACE AND SHALL BE SUBMITTED TO THE STANDARDS AND SPECIAL DESIGN SECTION FOR APPROVAL.
3. SLOPING SIDES OF CURB RAMP MAY BE POURED MONOLITHICALLY WITH RAMP FLOOR OR BY USING PERMISSIBLE CONSTRUCTION JOINT WITH REQUIRED BARS.
4. IF RAMP FLOOR IS PRECAST, HOLES MUST BE PROVIDED FOR DOWEL BARS SO THAT ADJOINING FLARED SIDES CAN BE CAST IN PLACE AFTER PLACEMENT OF PRECAST RAMP FLOOR. PRECAST CONCRETE SHALL BE CLASS A-4.
5. REQUIRED BARS ARE TO BE NO. 5 X 8'- 0 PLACED 1' CENTER TO CENTER ALONG BOTH SIDES OF THE RAMP FLOOR, MID-DEPTH OF RAMP FLOOR. MINIMUM CONCRETE COVER 1½".
6. CURB / CURB AND GUTTER SLOPE TRANSITIONS ADJACENT TO CURB RAMPS ARE INCLUDED IN PAYMENT FOR CURB / CURB AND GUTTER.
7. CURB RAMPS ARE TO BE LOCATED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. THEY ARE TO BE PROVIDED AT INTERSECTIONS WHEREVER AN ACCESSIBLE ROUTE WITHIN THE RIGHT OF WAY OF A HIGHWAY FACILITY CROSSES A CURB REGARDLESS OF WHETHER SIDEWALK IS EXISTING, PROPOSED, OR NONEXISTENT. THEY MUST BE LOCATED WITHIN PEDESTRIAN CROSSWALKS AS SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER, AND SHOULD NOT BE LOCATED BEHIND VEHICLE STOP LINES; EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. ACCESSIBLE ROUTES PROVIDE A CONTINUOUS UNOBSTRUCTED, STABLE, FIRM AND SLIP RESISTANT PATH CONNECTING ALL ACCESSIBLE ELEMENTS OF A FACILITY THAT CAN BE APPROACHED, ENTERED AND USED BY PEDESTRIANS.
8. RAMPS MAY BE PLACED ON RADIAL OR TANGENTIAL SECTIONS PROVIDED THAT THE CURB OPENING IS PLACED WITHIN THE LIMITS OF THE CROSSWALK AND THAT THE SLOPE AT THE CONNECTION OF THE CURB OPENING IS PERPENDICULAR TO THE CURB.
9. TYPICAL CONCRETE SIDEWALK IS 4" THICK. WHEN THE ENTRANCE RADII CANNOT ACCOMMODATE THE TURNING REQUIREMENTS OF ANTICIPATED HEAVY TRUCK TRAFFIC, REFER TO STANDARD CG-13, COMMERCIAL ENTRANCE (HEAVY TRUCK TRAFFIC) FOR CONCRETE DEPTH.
10. WHEN CURB RAMPS ARE USED IN CONJUNCTION WITH A SHARED USE PATH, THE MINIMUM WIDTH SHALL BE THE WIDTH OF THE SHARED USE PATH.
11. WHEN ONLY ONE CURB RAMP IS PROVIDED FOR TWO CROSSINGS (DIAGONAL), A 4' x 4' LANDING AREA SHALL BE PROVIDED TO MANEUVER A WHEELCHAIR INTO THE CROSSWALK WITHOUT GOING INTO THE TRAVELWAY. THIS 4' x 4' LANDING AREA MAY INCLUDE THE GUTTER PAN.
12. ALL CASES WHERE CURB RAMPS INTERSECT A RADIAL SECTION OF CURB AT ENTRANCES OR STREET CONNECTIONS, THE DETECTABLE WARNING SURFACE SHALL HAVE A FACTORY RADIUS OR BE FIELD -MODIFIED AS RECOMMENDED BY THE MANUFACTURER TO MATCH THE BACK OF CURB.



DETECTABLE WARNING INSTALLED ON A RADIUS

TRUNCATED DOME DETAIL

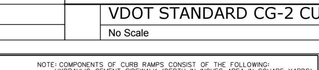
NOTE: COMPONENTS OF CURB RAMPS CONSIST OF THE FOLLOWING: HYDRAULIC CEMENT SIDEWALK (DEPTH IN INCHES, AREA IN SQUARE YARDS) CURB WHEN REQUIRED (CG-2 OR CG-3 IN LINEAR FEET) DETECTABLE WARNING SURFACE (SURFACE AREA IN SQUARE YARDS) EACH OF THE ABOVE ITEMS IS A SEPARATE PAY ITEM AND SHOULD BE SUMMARIZED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



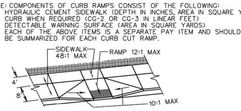
TYPE A PERPENDICULAR



TYPE B PARALLEL



TYPE C PARALLEL & PERPENDICULAR



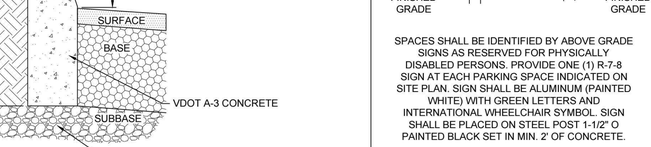
DETECTABLE WARNING DETAIL

VDOT
ROAD AND BRIDGE STANDARDS
SHEET 1 OF 5 | REVISION DATE 07/15
203.05

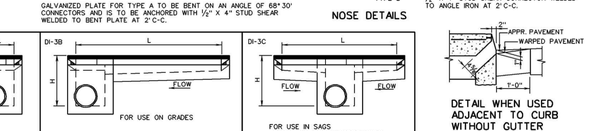
CG-12 DETECTABLE WARNING SURFACE
(GENERAL NOTES)
VIRGINIA DEPARTMENT OF TRANSPORTATION

SPECIFICATION REFERENCE
105
502

DI-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' CONNECTORS AND IS TO BE ANCHORED WITH ½" X 4" STUD SHEAR WELDED TO BENT PLATE AT 2'-0" C-C.



VDOT
ROAD AND BRIDGE STANDARDS
SHEET 1 OF 2 | REVISION DATE 08/10
104.09

STANDARD CURB DROP INLET
12" - 30" PIPE: MAXIMUM DEPTH (H) = 8'
VIRGINIA DEPARTMENT OF TRANSPORTATION

SPECIFICATION REFERENCE
233
302

2016 ROAD & BRIDGE STANDARDS

COMMONWEALTH OF VIRGINIA
JONATHAN M. SHOWALTER
Lic. No. 0402057151
03/21/2022
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
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REVISION DESCRIPTION	DATE

DATE: 03/21/2022
DRAWN BY: A. MABEE
DESIGNED BY: J. SHOWALTER
CHECKED BY: J. SHOWALTER
SCALE: N/A

TIMMONS GROUP

TJACH PREMIER CIRCLE
ALBEMARLE COUNTY, VA
NOTES AND DETAILS

JOB NO. 46555
SHEET NO. C1.1

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S:\11\03\46555.T.JACH_Premier_Circle\ENGR\Initial Site Plan (App#23646855-103-C1.0-Notes and Details).dwg | Plotted on 3/21/2022 2:15 PM | by Kaitlyn Barger

SCHEDULE B - SECTION II EXCEPTIONS FROM COVERAGE

THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT, COMMITMENT NO. 2001690 FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUED / EFFECTIVE NOVEMBER 13, 2020; SCHEDULE B - SECTION II EXCEPTIONS ARE AS FOLLOWS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **NOT A SURVEY MATTER.**

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**

3. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORD. **NOT A SURVEY MATTER.**

4. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER (IF NOT OF RECORD).**

5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. (AS TO OWNERS POLICY). **MAY AFFECT AND INCIDENTAL TO SURVEY HEREON.**

6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**

7. TAXES FOR THE 2ND HALF OF THE YEAR 2020, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. **NOT A SURVEY MATTER.**

8. EASEMENT GRANTED VIRGINIA PUBLIC SERVICE COMPANY, DATED MARCH 19, 1937, RECORDED IN DEED BOOK 235, PAGE 184. **MAY AFFECT THE SUBJECT PROPERTY INCIDENTAL TO EXISTING POLE LINE FOR VIRGINIA ELECTRIC & POWER COMPANY ADJACENT TO US ROUTE 29; GRANTEE NOTED MERGED WITH VEPCO IN 1940s / 1950s.**

9. EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY DATED APRIL 27, 1949, RECORDED IN DEED BOOK 284, PAGE 271. **AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.**

10. EASEMENT GRANTED VIRGINIA TELEPHONE & TELEGRAPH COMPANY, DATED APRIL 20, 1959, RECORDED IN DEED BOOK 355, PAGE 510. **MAY AFFECT INCIDENTAL TO AERIAL COMMUNICATION LINES, IF ANY, ATTACHED TO POLE LINE INFRASTRUCTURE AND EASEMENT NOTED IN EXCEPTION 9.**

11. EASEMENT GRANTED VIRGINIA TELEPHONE 6 TELEGRAPH COMPANY, DATED APRIL 20, 1970, RECORDED IN DEED BOOK 471, PAGE 338. **MAY AFFECT AND / OR NOT PLOTTABLE; PLEASE NOTE THAT BURIED FIBER OPTIC IS OBSERVED AND DEPICTED ALONG THE WEST LINE OF US RTE. 29 AND WITHIN THE CURRENT ROAD RIGHT-OF-WAY OF SAID ROUTE.**

12. EASEMENT GRANTED ALBEMARLE COUNTY SERVICE AUTHORITY, DATED MAY 24, 1985, RECORDED IN DEED BOOK 839, PAGE 712, AND SHOWN ON SURVEY BY KIRK HUGHES & ASSOCIATES REVISED ON MARCH 28, 1991. **AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.**

13. EASEMENT GRANTED ALBEMARLE COUNTY SERVICE AUTHORITY, DATED AUGUST 7, 1985, RECORDED IN DEED BOOK 850, PAGE 368, AND SHOWN ON SURVEY BY KIRK HUGHES & ASSOCIATES REVISED ON MARCH 28, 1991. **DOES NOT AFFECT THE SUBJECT PROPERTY; AFFECTS THE LANDS REFERENCED HEREON AS 'PARCEL X'.**

14. TERMS, DUTIES, CONDITIONS, OBLIGATIONS, ASSESSMENTS, ETC., CREATED, IMPOSED AND/OR OR ASSUMED UNDER THAT CERTAIN DECLARATION OF PRIVATE SANITARY SEWER LINE BY INSTRUMENT DATED NOVEMBER 20, 1985, RECORDED IN DEED BOOK 864, PAGE 57. **AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE.**

15. SANITARY SEWER EASEMENT AGREEMENT TO ALBEMARLE COUNTY SERVICE AUTHORITY BY INSTRUMENT DATED SEPTEMBER 5, 1986, RECORDED IN DEED BOOK 899, PAGE 327, AND SHOWN ON SURVEY OF KIRK HUGHES & ASSOCIATES REVISED MARCH 28, 1991. **AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.**

16. BUILDING SETBACK RESTRICTION LINES AS SET FORTH IN DEED INTO THE CHARLOTTESVILLE MOTEL, A LIMITED PARTNERSHIP, RECORDED IN DEED BOOK 899, PAGE 333. **AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.**

17. DEED OF EASEMENT TO ALBEMARLE COUNTY SERVICE AUTHORITY BY INSTRUMENT DATED SEPTEMBER 19, 1986, RECORDED IN DEED BOOK 903, PAGE 374, AND SHOWN ON SURVEY BY KIRK HUGHES & ASSOCIATES REVISED MARCH 28, 1991. **AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.**

18. EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY DATED DECEMBER 1, 1986, RECORDED IN DEED BOOK 920, PAGE 609, AND SHOWN ON SURVEY OF KIRK HUGHES & ASSOCIATES REVISED ON MARCH 28, 1991. **AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.**

19. DEED OF EASEMENT TO ALBEMARLE COUNTY SERVICE AUTHORITY BY INSTRUMENT DATED FEBRUARY 24, 1987, RECORDED IN DEED BOOK 925, PAGE 433, AND SHOWN ON SURVEY BY KIRK HUGHES & ASSOCIATES REVISED MARCH 28, 1991. **AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.**

20. PLAT OF SURVEY BY KIRK HUGHES & ASSOCIATES, DATED DECEMBER 22, 1986 AND LAST REVISED ON MARCH 28, 1991, SHOWS:
    - (a) 10' PARKING SETBACK LINE ALONG U.S. ROUTE 29.
    - (b) 30' BUILDING SETBACK LINE ALONG U.S. ROUTE 29.
    - (c) 20' PARKING SETBACK LINE RUNNING PARALLEL TO THE NORTHERN BOUNDARY LINE.
    - (d) 50' BUILDING SETBACK LINE RUNNING PARALLEL TO THE NORTHERN BOUNDARY LINE.
    - (e) EXISTING STORM SEWER RUNNING FROM PARCEL X INTO INSURED PREMISES.
    - (f) SANITARY SEWER LINE RUNNING ALONG EASTERN BOUNDARY LINE.

    ALL AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.

21. RIGHTS OF OTHERS ENTITLED THERETO IN AND TO THE USE OF THE 50' ACCESS EASEMENT AS REFERENCED UNDER SCHEDULE A HEREOF. **AFFECTS AS SHOWN HEREON (PREMIER CIRCLE, 'PARCEL X')**

22. EASEMENT GRANTED THE COMMONWEALTH OF VIRGINIA BY AGREEMENT, DATED SEPTEMBER 21, 1992, RECORDED IN DEED BOOK 1289, PAGE 437, GRANTS RIGHT AND EASEMENT TO CONSTRUCT AND MAINTAIN A STORM SEWER SYSTEM AND TO CONSTRUCT AND MAINTAIN A TRAFFIC CONTROL DEVICE AND FOR THE CONSTRUCTION OF CUT AND/OR FILL SLOPES ALONG SUBJECT PROPERTY. **DOES NOT AFFECT THE SUBJECT PROPERTY, AS TO STORM SEWER AND TRAFFIC CONTROL EASEMENTS; TEMPORARY GRADING EASEMENT TERMS EXPIRED, AS IMPLIED.**

23. AGREEMENT BY AND BETWEEN TIOTA, LTD., A VIRGINIA CORPORATION, AND THE COMMONWEALTH OF VIRGINIA, DATED AUGUST 26, 1992, RECORDED MARCH 11, 1993, IN DEED BOOK 1294,PAGE 297, GRANTS TEMPORARY CONSTRUCTION EASEMENT FOR IMPROVEMENTS STATE HIGHWAY ROUTE 29. **TEMPORARY GRADING EASEMENT IS EXPIRED, AS IMPLIED.**

24. NO LIABILITY IS ASSUMED WITH RESPECT TO ANY ROAD MAINTENANCE CHARGES, ASSESSMENTS, AND/OR DUES. **NOT A SURVEY MATTER.**

25. TERMS AND CONDITIONS AS CONTAINED IN ROAD MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 797, PAGE 242. **AFFECTS THE SUBJECT PROPERTY INCIDENTAL TO PREMIER CIRCLE, 'PARCEL X' AS SHOWN.**

RECORD DESCRIPTION :

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND SITUATED IN ALBEMARLE COUNTY ON U.S. ROUTE 29, NORTH OF CHARLOTTESVILLE, VIRGINIA, BEING SHOWN AND DESIGNATED AS LOT 6 AND LOT 7, A PLAT OF WILLIAM S. ROUDABUSH, INC., DATED JANUARY 1, 1980, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ALBEMARLE COUNTY, VIRGINIA IN DEED BOOK 797, PAGE 249.

TOGETHER WITH AND SUBJECT TO THE RIGHTS TO USE THE 50' ACCESS EASEMENT AS INDICATED ON SAID PLAT AND GRANTED BY DEED RECORDED IN DEED BOOK 899, PAGE 333.

BEING THE SAME REAL ESTATE CONVEYED TO TIOTA, LTD., A VIRGINIA CORPORATION BY DEED FROM THE ROCHESTER COMMUNITY SAVINGS BANK, A NEW YORK BANKING CORPORATION DATED APRIL 1, 1991, RECORDED APRIL 1, 1991 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ALBEMARLE COUNTY, VIRGINIA IN DEED BOOK 1146, PAGE 326.

SURVEY DESCRIPTION (ALSO DESCRIBED AS) :

(SUBJECT PARCEL) TAX MAP PARCEL 61M-6 :

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON AND APPURTENANCES THERETO, LYING IN THE COUNTY OF ALBEMARLE, VIRGINIA, CONTAINING 3.749 ACRES, MORE OR LESS, BEING TAX MAP PARCEL 61M-6 AS SHOWN ON A PLAT OF SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF 3.749 ACRES FRONTING U.S. ROUTE 29, IN THE COUNTY OF ALBEMARLE, VIRGINIA" BY TIMMONS GROUP DATED NOVEMBER 7, 2016, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET SET ALONG THE NORTH SIDE OF U.S. ROUTE 29, SOUTH BOUND LANE, APPROXIMATELY 55' SOUTHWEST FROM THE CENTERLINE OF PREMIER CIRCLE AT ITS PERPENDICULAR INTERSECTION WITH U.S. ROUTE 29, SAID POINT BEING THE POINT OF BEGINNING; THENCE WITH THE NORTH SIDE OF U.S. ROUTE 29, S 35°20'15" W 110.00' TO AN IRON ROD SET;

THENCE CONTINUING WITH THE NORTH LINE OF U.S. ROUTE 29, S 35°21'38" E 188.58' TO AN IRON ROD SET ON THE EAST LINE OF THE 29 GROUP, LLC, TAX MAP PARCEL 61W-1-C-4;

THENCE DEPARTING THE NORTH SIDE OF U.S. ROUTE 29 AND WITH THE 29 GROUP, LLC, N 29°47' 08" W 233.61' TO AN IRON ROD FOUND, A CORNER ALSO TO THE 29 GROUP, LLC, BEING TAX MAP PARCEL 61W-1-C-3;

THENCE WITH THE 29 GROUP, LLC (TAX MAP PARCEL 61W-1--C-3), N 29°47' 08" W 71.52' TO AN IRON ROD FOUND, A CORNER AGAIN TO THE 29 GROUP, LLC, BEING TAX MAP PARCEL 61W-1-C-2;

THENCE WITH THE 29 GROUP, LLC (TAX MAP PARCEL 61W-1-C-2), N 29°47' 08" W 96.82' TO AN IRON ROD FOUND, A CORNER TO THE 29 GROUP, LLC, TAX MAP PARCEL 61W-1-C-6;

THENCE WITH THE 29 GROUP, LLC (TAX MAP PARCEL 61W-1-C-6), N 29°47' 08" W 45.18' TO AN IRON ROD FOUND, A CORNER TO CHALLENGER WAY, LLC, TAX MAP PARCEL 61W-1-C-1;

THENCE WITH CHALLENGER WAY, LLC, N 29°47' 08" W 164.66' TO A CONCRETE MONUMENT FOUND, A CORNER TO LITTLE SISTER, LLC, TAX MAP PARCEL 61W-1-C-5, AND HELEN D. GELLING, TAX MAP PARCEL 61M-1-24;

THENCE WITH GELLING AND BENJAMIN KARL & CARLY ERIN SAMS, TAX MAP PARCEL 61M-1-23, N 65°13' 11" E 184.50' TO AN IRON ROD FOUND, A CORNER TO 106 COMMONWEALTH CIRCLE, LLC, TAX MAP PARCEL 61M-1-22;

THENCE WITH 106 COMMONWEALTH CIRCLE, LLC, N 65°13' 11" E 145.21' TO AN IRON ROD FOUND, A CORNER TO THOMAS M. & PAULA DALY HAUGHEY, TAX MAP PARCEL 61M-1-21;

THENCE WITH HAUGHEY, N 65°13' 11" E 104.87' TO AN IRON ROD FOUND, A CORNER TO CASTULO GAITAN, TAX MAP PARCEL 61M-1-20;

THENCE WITH GAITAN, TAX MAP PARCEL 61M-1-20, N 65°13' 11" E 147.95' TO AN IRON ROD SET ON THE SOUTH LINE OF ANDERSON, ET AL;

THENCE ALONG THE WEST EXTENT OF PREMIER CIRCLE, PARCEL 'X', ALSO BEING A 50' ACCESS EASEMENT, A CURVE TO THE LEFT, HAVING A RADIUS OF 251.10', A LENGTH OF 182.14', A DELTA ANGLE OF 41° 33' 34", AND WHOSE LONG CHORD BEARS S 44° 26' 23" W A DISTANCE OF 178.17' TO AN IRON ROD SET;

THENCE CONTINUING ALONG THE WEST EXTENT OF PREMIER CIRCLE, S 23° 39' 36" W 108.65' TO AN IRON ROD FOUND;

THENCE CONTINUING ALONG THE WEST EXTENT OF PREMIER CIRCLE, A CURVE TO THE LEFT, HAVING A RADIUS OF 190.00', A LENGTH OF 259.73', A DELTA ANGLE OF 78° 19' 21", AND WHOSE LONG CHORD BEARS S 15° 30' 05" E A DISTANCE OF 239.97' TO AN IRON ROD SET;

THENCE CONTINUING ALONG THE WEST EXTENT OF PREMIER CIRCLE, S 54° 39' 45" E 55.00' TO AN IRON ROD SET;

THENCE CONTINUING ALONG THE WEST EXTENT OF PREMIER CIRCLE, A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00', A LENGTH OF 47.12', A DELTA ANGLE OF 90° 00' 00", AND WHOSE LONG CHORD BEARS S 9° 39 45" E A DISTANCE OF 42.43' TO THE POINT OF BEGINNING;

CONTAINING 3.749 ACRES.

BEING THE SAME PROPERTY CONVEYED TO TIOTA, LTD. BY DEED FROM THE ROCHESTER COMMUNITY SAVINGS BANK DATED APRIL 1, 1991 IN THE CLERK'S OFFICE OF ALBEMARLE COUNTY, VIRGINIA, IN DEED BOOK 1146, PAGE 326.

SURVEY NOTES:

1. PROPERTY & ZONING INFORMATION:

(SUBJECT) TMP 61M-6:

OWNER:	TIOTA, LTD.
REFERENCE:	DEED BOOK 1146, PAGE 326
TAX MAP PARCEL NUMBER:	61M-6 (061M0-00-00-00600)
PROPERTY ADDRESS:	405 PREMIER CIRCLE, CHARLOTTESVILLE, VA 22903
AREA:	3.749 ACRES (163,306 SF)
ZONED:	C1 (COMMERCIAL)

2. DIMENSIONAL ZONING REGULATIONS (PER ALBEMARLE COUNTY CODE)

SETBACKS :

FRONT - MINIMUM 10' FROM RIGHT-OF-WAY (OR SIDEWALK)
- MAXIMUM 30' FROM RIGHT-OF-WAY (OR SIDEWALK)

SIDE & REAR MINIMUM (IF ABUTTING COMMERCIAL OR INDUSTRIAL AREA) - REFERENCE BUILDING CODE

SIDE & REAR MINIMUM (IF ABUTTING RESIDENTIAL AREA) - 50'
(NOTE - NO SIDE & REAR MAXIMUM SETBACK)

HEIGHT MAXIMUM - 65 FEET
BUILDING STEPBACK - FLOORS ABOVE 40', OR THIRD STORY, WHICHEVER IS LESS - MIN. 15' STEPBACK

BUFFER ZONE ADJACENT TO RESIDENTIAL DISTRICT - 20'

3. EXISTING PARKING: 126 REGULAR SPACES; 4 HANDICAP SPACES

4. THE SURVEY SHOWN HEREON IS BASED ON FIELD SURVEY BY TIMMONS GROUP COMPLETED ON JANUARY 29, 2021.

5. HORIZONTAL DATUM IS BASED ON NAD83 (NA2011), VIRGINIA STATE GRID, SOUTH ZONE. DATUM ESTABLISHED THROUGH LEICA SmartNET REFERENCING STATION LOY1, CHARLOTTESVILLE, VA.

6. BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51003C0278D, PANEL 278 OF 575 EFFECTIVE DATE FEBRUARY 4, 2005, THE PROPERTY SHOWN LIES IN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

7. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT, COMMITMENT NO. 2001690 FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUED / EFFECTIVE NOVEMBER 13, 2020. SEE SCHEDULE B ITEMS, THIS SHEET.

8. THE LANDS SURVEYED ARE THE SAME AS DESCRIBED IN THE REFERENCED TITLE REPORT.

9. THERE IS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.

10. NO EVIDENCE OF CEMETERY OR BURIAL GROUNDS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY FIELD-WORK.

11. ON THE DATE OF THE SURVEY, THERE WAS NO VISUAL EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

12. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE MEADOW CREEK WATERSHED PER COUNTY GIS; PROPERTY IS NOT WITHIN A WATER SUPPLY PROTECTION AREA.

13. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.

14. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN ENTRANCE CORRIDOR OVERLAY AREA.

15. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN AIRPORT IMPACT AREA.

16. MANAGED STEEP SLOPES ARE PRESENT ON / WITHIN THE PROPERTY; PRESERVED STEEP SLOPES ARE NOT PRESENT.

ALTA / NSPS SURVEYOR'S CERTIFICATION

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY AND PIEDMONT HOUSING ALLIANCE, ITS SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS [1, 2, 3, 4, 5, , 7(a), 8, 9, 10, 11, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 17, 2016. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

'ALTA / NSPS LAND TITLE SURVEY'

OF A PARCLE OF LAND

CONTAINING 3.749 ACRES

FRONTING U.S. ROUTE 29

AND BEING TAX MAP PARCEL 61M-6

IN THE

COUNTY OF ALBEMARLE, VIRGINIA

Albemarle County	Rio Magisterial District
Date: JAN. 28, 2021	Scale: AS SHOWN
Sheet 1 of 2	J.N.: 46555
Drawn by: JCM	Checked by: JCM

COMMONWEALTH OF VIRGINIA
Jonathan M. Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
03/21/2022
PROFESSIONAL ENGINEER

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: 03/21/2022
DRAWN BY: A. MABEE
DESIGNED BY: J. SHOWALTER
CHECKED BY: J. SHOWALTER
SCALE: 1"=30'

TIMMONS GROUP

TJACH PREMIER CIRCLE
ALBEMARLE COUNTY, VA

EXISTING CONDITIONS NOTES

JOB NO. 46555
SHEET NO. C2.0

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S:\103\46555-TJACH_Premier_Circle\DWG\Initial Site Plan.dwg\C3\46555-103-C2.0-Existing Conditions.dwg | Plotted on 3/21/2022 2:16 PM | by Kathryn Barger

LEGEND

- WATER VALVE
- WATER METER
- FIRE HYDRANT
- WATER VAULT
- STORM INLET (GRATE)
- STORM DRAINAGE (SD) MANHOLE
- RCP REINFORCED CONCRETE PIPE
- PVC POLY-VINYL CHLORIDE PIPE
- CMP CORRUGATED METAL PIPE
- SANITARY MANHOLE
- CLEAN-OUT
- TELECOM PEDESTAL
- HVAC UNIT OR AS NOTED
- UTILITY POLE
- LIGHT POLE
- YARD LIGHT
- ELECTRIC BOX
- ELECTRIC METER
- GAS METER
- SAN SANITARY PIPE
- W WATER-LINE
- UFO UNDERGROUND TELECOM UTILITY
- UGP UNDERGROUND POWER/ELEC UTILITY
- OHP OVERHEAD POWER UTILITY
- FENCE-LINE
- CENTERLINE SWALE/DITCH
- EDGE OF PAVEMENT (EP)
- TREE-LINE
- CONIFEROUS TREE (CNFR)
- DECIDUOUS TREE (DEC)
- LSA LANDSCAPED AREA
- SIDEWALK
- SIGN
- BOLLARD
- MAILBOX
- HANDICAP (HC) PARKING
- (F) PROPERTY CORNER FOUND (AS NOTED)
- (S) PROPERTY CORNER SET (5/8" REBAR)
- DB. DEED BOOK
- PG. PAGE
- ACSA ALBEMARLE COUNTY SERVICE AUTHORITY
- (#) EXCEPTION NUMBER REFERENCE
- SOIL BORE

CONTOUR INTERVAL = 1'

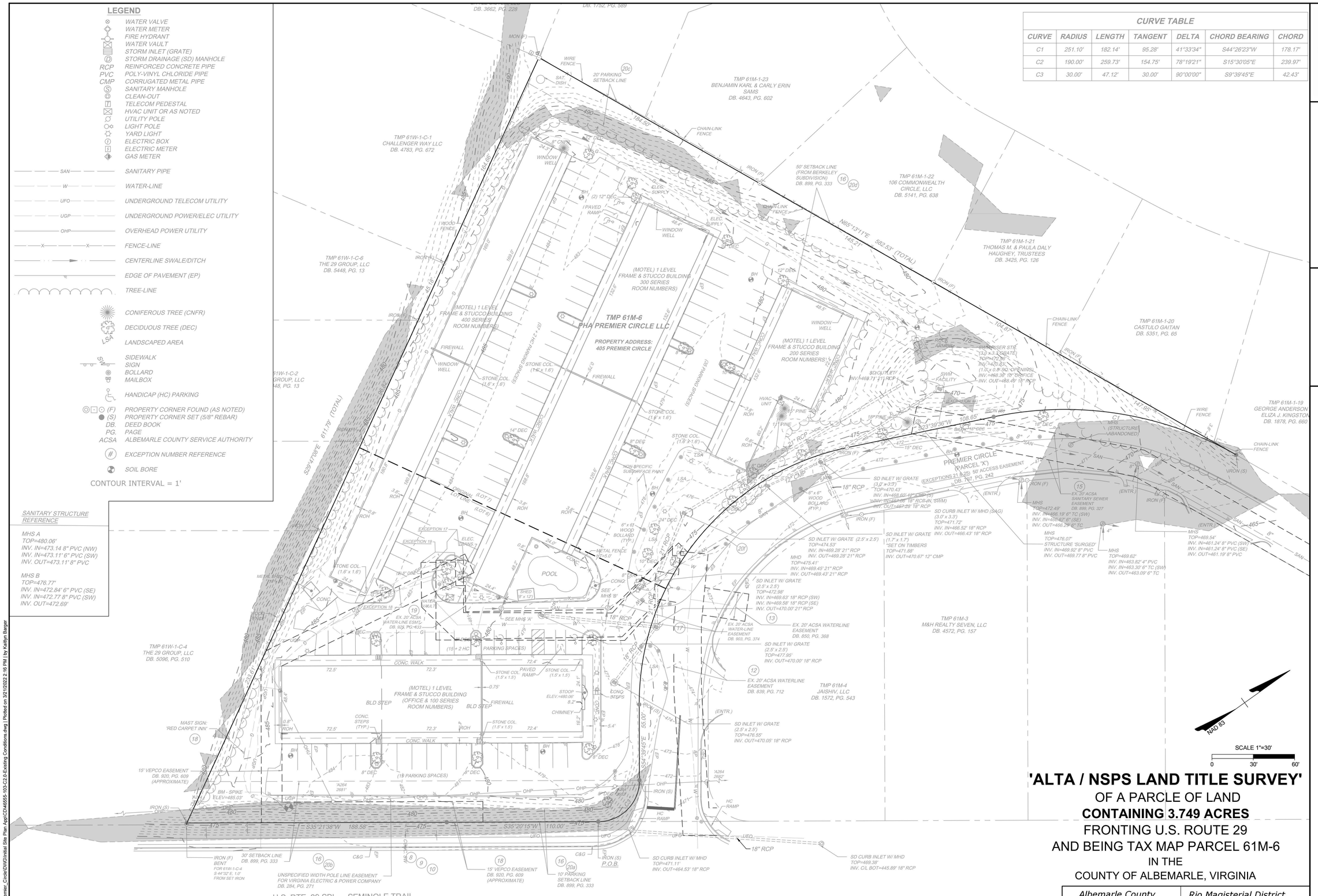
SANITARY STRUCTURE REFERENCE

MHS A
TOP=480.06'
INV. IN=473.14 8" PVC (NW)
INV. IN=473.11' 6" PVC (SW)
INV. OUT=473.11' 8" PVC

MHS B
TOP=476.77'
INV. IN=472.84' 6" PVC (SE)
INV. IN=472.77 8" PVC (SW)
INV. OUT=472.69'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	251.10'	182.14'	95.28'	41°33'34"	S44°26'23"W	178.17'
C2	190.00'	259.73'	154.75'	78°19'21"	S15°30'05"E	239.97'
C3	30.00'	47.12'	30.00'	90°00'00"	S9°39'45"E	42.43'



'ALTA / NSPS LAND TITLE SURVEY'

OF A PARCLE OF LAND

CONTAINING 3.749 ACRES

FRONTING U.S. ROUTE 29

AND BEING TAX MAP PARCEL 61M-6

IN THE

COUNTY OF ALBEMARLE, VIRGINIA

Albemarle County	*Rio Magisterial District*
Date: JAN. 29, 2021	*Scale: 1" = 30'*
Sheet 2 of 2	*J.N.: 46555*
Drawn by: JCM	*Checked by: JCM*

COMMONWEALTH OF VIRGINIA
Jonathan Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
03/21/2022
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
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REVISION DESCRIPTION	DATE

DATE 03/21/2022
DRAWN BY A. MABEE
DESIGNED BY J. SHOWALTER
CHECKED BY J. SHOWALTER
SCALE 1"=30'

TIMMONS GROUP

TJACH PREMIER CIRCLE
ALBEMARLE COUNTY, VA
EXISTING CONDITIONS

JOB NO. 46555
SHEET NO. C2.1

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LEGEND:
- REMOVE CONCRETE
- REMOVE ASPHALT
- REMOVE BUILDING
- REMOVE GRAVEL
- MILL & OVERLAY
- REMOVE TREE

ABANDON EXISTING LOT LINE
REMOVE ELECTRICAL TRANSFORMER
REMOVE FIRE HYDRANT AND ABANDON ASSOCIATED WATER EASEMENTS
RELOCATE GAS LINE AS REQUIRED; CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER
RELOCATE EXISTING SHED ON SITE PER OWNER DIRECTION
RELOCATE EXISTING UGP AS REQUIRED; CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER
RELOCATE/REMOVE GAS LINE AS REQUIRED (TYP)
SWM FACILITY TO BE ABANDONED; REMOVE OUTLET STRUCTURE AND ASSOCIATED PIPES
SAWCUT AND MILL AND OVERLAY 2" TO MATCH EXISTING PAVEMENT
REMOVE TREES
REMOVE GAURDRAIL
REMOVE BOLLARDS
REMOVE LIGHT POLES
REMOVE ISLAND
REMOVE MAST SIGN: 'RED CARPET INN'
REMOVE SIGNAGE

TMP 61W-1-C-1 CHALLENGER WAY LLC DB. 4783, PG. 672
TMP 61W-1-C-2 THE 29 GROUP, LLC DB. 5448, PG. 13
TMP 61W-1-C-3 THE 29 GROUP, LLC DB. 5448, PG. 13
TMP 61W-1-C-4 THE 29 GROUP, LLC DB. 5096, PG. 510
TMP 61W-1-C-6 THE 29 GROUP, LLC DB. 5448, PG. 13
TMP 61M-1-19 GEORGE ANDERSON ELIZA J. KINGSTON DB. 1878, PG. 660
TMP 61M-1-20 CASTULO GAITAN DB. 5351, PG. 65
TMP 61M-1-21 THOMAS M. & PAULA DALY HAUGHEY, TRUSTEES DB. 3425, PG. 126
TMP 61M-1-22 106 COMMONWEALTH CIRCLE, LLC DB. 5141, PG. 638
TMP 61M-1-23 BENJAMIN KARL & CARLY ERIN SAMS DB. 4643, PG. 602
TMP 61M-3 M&H REALTY SEVEN, LLC DB. 4572, PG. 157
TMP 61M-4 JAISHIV, LLC DB. 1572, PG. 543
TMP 61M-5 PREMIER CIRCLE LLC PROPERTY ADDRESS: 405 PREMIER CIRCLE

PREMIER CIRCLE (PARCEL 'X') (EXCEPTIONS 21 & 25) DB. 797, PG. 242
50' ACCESS EASEMENT
U.S. RTE. 29 SBL SEMINOLE TRAIL VAR. WIDTH R/W
30' SETBACK LINE DB. 899, PG. 333
20' PARKING SETBACK LINE
50' SETBACK LINE (FROM BERKELEY SUBDIVISION) DB. 899, PG. 333
10' PARKING SETBACK LINE DB. 899, PG. 333
UNSPECIFIED WIDTH POLE LINE EASEMENT FOR VIRGINIA ELECTRIC & POWER COMPANY DB. 284, PG. 271
15' VEPCO EASEMENT DB. 920, PG. 609 (APPROXIMATE)
EX. 20' ACSA WATERLINE EASEMENT DB. 903, PG. 374
EX. 20' ACSA WATERLINE EASEMENT DB. 850, PG. 368
EX. 20' ACSA WATERLINE EASEMENT DB. 839, PG. 712
EX. 30' ACSA SANITARY SEWER EASEMENT DB. 899, PG. 327

SD INLET W/ GRATE (3.0' x 3.3') TOP=470.43' INV. IN=468.60' 18" RCP (N) INV. IN=468.60' 18" RCP (S) INV. IN=467.28' 18" RCP (W) INV. OUT=467.28' 18" RCP
SD CURB INLET W/ MHD (SAG) (3.0' x 3.3') TOP=471.72' INV. IN=466.52' 18" RCP INV. OUT=466.43' 18" RCP
SD INLET W/ GRATE (1.7' x 1.7') *SET ON TIMBERS TOP=471.88' INV. OUT=470.67' 12" CMP
SD INLET W/ GRATE (2.5' x 2.5') TOP=474.53' INV. IN=469.28' 21" RCP INV. OUT=469.28' 21" RCP
MHD TOP=475.41' INV. IN=469.45' 21" RCP INV. OUT=469.43' 21" RCP
SD INLET W/ GRATE (2.5' x 2.5') TOP=472.98' INV. IN=469.63' 18" RCP (SW) INV. IN=469.58' 18" RCP (SE) INV. OUT=470.00' 21" RCP
SD INLET W/ GRATE (2.5' x 2.5') TOP=477.95' INV. OUT=470.00' 18" RCP
SD INLET W/ GRATE (2.5' x 2.5') TOP=476.55' INV. OUT=470.05' 18" RCP
SD CURB INLET W/ MHD TOP=471.11' INV. OUT=464.53' 18" RCP
SD CURB INLET W/ MHD TOP=469.38' INV. C/L BOT=445.89' 18" RCP
MHS TOP=472.49' INV. IN=466.19' 6" TC (SW) INV. IN=466.47' 6" (SE) INV. OUT=466.29' 6" TC
MHS TOP=476.07' STRUCTURE 'SURGED' INV. IN=469.92' 8" PVC INV. OUT=469.77' 8" PVC
MHS TOP=469.62' INV. IN=463.82' 4" PVC INV. IN=463.30' 6" TC (SW) INV. OUT=463.09' 6" TC
MHS TOP=469.54' INV. IN=461.24' 8" PVC (SW) INV. IN=461.24' 8" PVC (SE) INV. OUT=461.19' 8" PVC
SD SHED INLET W/ GRATE (3.0' x 3.3') TOP=470.43' INV. IN=468.60' 18" RCP (N) INV. IN=468.60' 18" RCP (S) INV. IN=467.28' 18" RCP (W) INV. OUT=467.28' 18" RCP
SD CURB INLET W/ MHD (SAG) (3.0' x 3.3') TOP=471.72' INV. IN=466.52' 18" RCP INV. OUT=466.43' 18" RCP
SD INLET W/ GRATE (1.7' x 1.7') *SET ON TIMBERS TOP=471.88' INV. OUT=470.67' 12" CMP

S35°21'38"W 188.58'
S35°20'15"W 110.00'
S20°47'08"E 311.79' (TOTAL)
N65°13'11"E 502.53' (TOTAL)
N23°39'36"W 108.65'
S45°39'54"E 35.00'

SCALE 1"=30'
0 30' 60'
NAD 83

COMMONWEALTH OF VIRGINIA
JONATHAN M. SHOWALTER
Lic. No. 0402057151
03/21/2022
PROFESSIONAL ENGINEER

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REVISION DESCRIPTION

DATE

DATE 03/21/2022
DRAWN BY A. MABEE
DESIGNED BY J. SHOWALTER
CHECKED BY J. SHOWALTER
SCALE 1"=30'

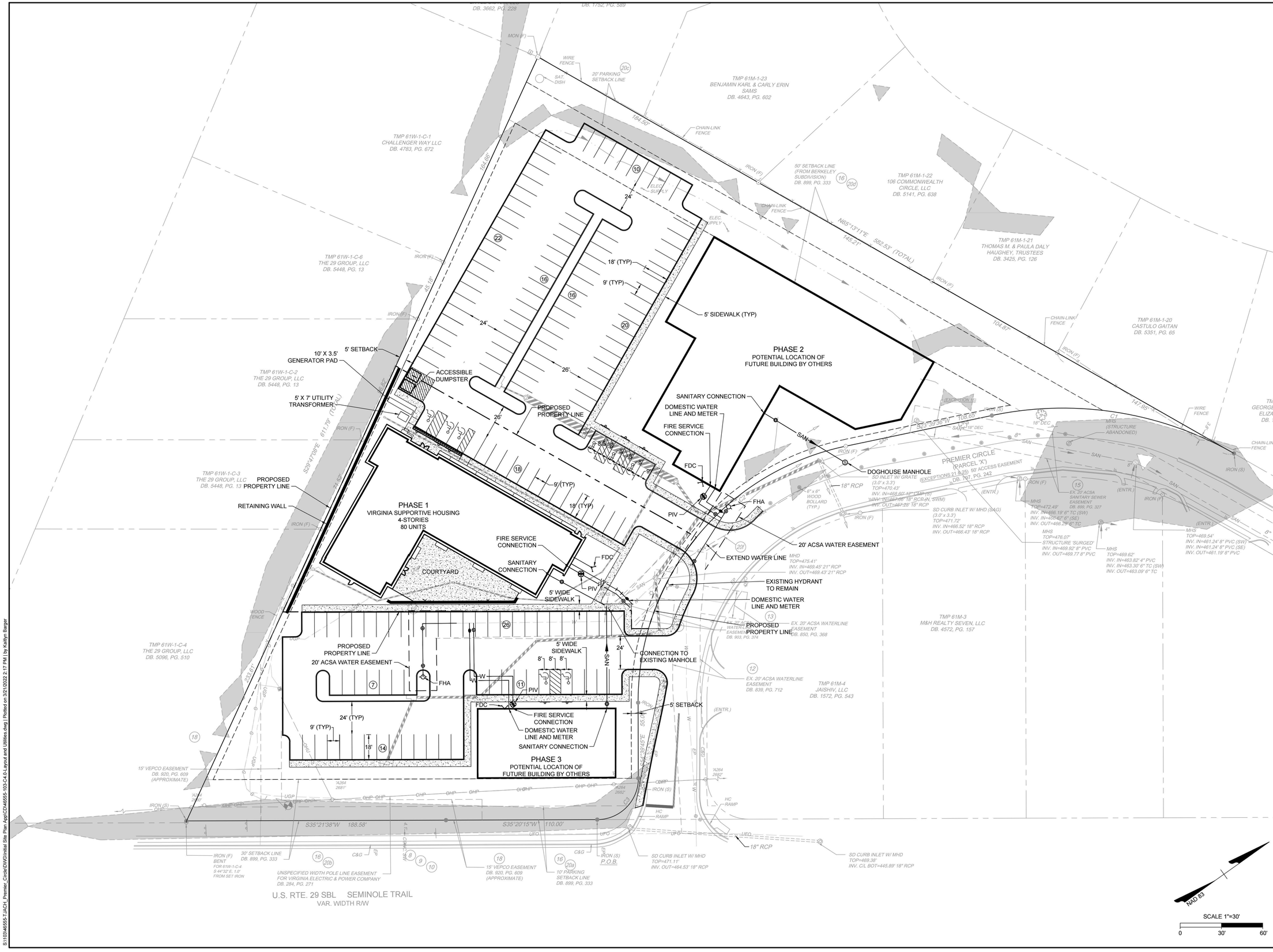
TIMMONS GROUP

TJACH PREMIER CIRCLE
ALBEMARLE COUNTY, VA
OVERALL DEMOLITION PLAN

JOB NO. 46555
SHEET NO. C2.2

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S:\1\0\46555-TJACH_Premier_Circle\DWG\Initial Site Plan.dwg [CD46555-103-C2.1-Demolition Plan.dwg] Plotted on 3/21/2022 2:16 PM | by Kaitlyn Barger



COMMONWEALTH OF VIRGINIA
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DATE 03/21/2022
DRAWN BY A. MABEE
DESIGNED BY J. SHOWALTER
CHECKED BY J. SHOWALTER
SCALE 1"=30'

TIMMONS GROUP

TJACH PREMIER CIRCLE

ALBEMARLE COUNTY, VA

OVERALL SITE LAYOUT

JOB NO. 46555
SHEET NO. C4.0

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S:\10346555-TJACH_Premier_Circle\CIVIL\Initial Site Plan Appl\CD\46555-103-C4.0-Layout and Utilities.dwg | Plotted on 3/21/2022 2:17 PM | by Kaitlyn Barger

HATCH LEGEND

- SIDEWALK
- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT

ACCESSIBLE DUMPSTER. SEE ARCHITECTS PLAN FOR DETAILS

5' SETBACK

10' X 3.5' GENERATOR PAD

5' X 7' UTILITY TRANSFORMER

RETAINING WALL

FLUSH CURB

CG-12 RAMP

PHASE 1
VIRGINIA SUPPORTIVE HOUSING
4-STORIES
80 UNITS

COURTYARD

GARDEN AREA

WHEELSTOP (TYP.)

DOMESTIC WATER LINE AND METER

FIRE SERVICE CONNECTION

FDC

PIV

20' ACSA EASEMENT

NEW WATER METER TO SERVE FRONT MOTEL BUILDING TO REMAIN

RELOCATED FIRE HYDRANT ASSEMBLY

SANITARY SEWER CONNECTION; ADJUST TOP AS REQUIRED TO MATCH PROPOSED GRADE

NEW WATER METER TO SERVE BACK MOTEL BUILDING TO REMAIN

90 ° BEND

11.5° BEND

TEE

FHA

EXTEND 20' WATER EASEMENT

EXISTING FIRE HYDRANT TO REMAIN

EXTEND EXISTING WATER MAIN

CORP STOP

TAPPING SLEEVE AND VALVE

TMP 61W-1-C-1
CHALLENGER WAY LLC
DB. 4783, PG. 672

TMP 61W-1-C-6
THE 29 GROUP, LLC
DB. 5448, PG. 13

TMP 61W-1-C-2
THE 29 GROUP, LLC
DB. 5448, PG. 13

TMP 61W-1-C-3
THE 29 GROUP, LLC
DB. 5448, PG. 13

TMP 61M-1-22
106 COMMONWEALTH CIRCLE, LLC
DB. 5141, PG. 638

TMP 61M-1-21
THOMAS M. & PAULA DALY HAUGHEY, TRUSTEES
DB. 3425, PG. 126

TMP 61M-3
M&H REALTY SEVEN, LLC
DB. 4572, PG. 157

TMP 61M-4
JAISHIV, LLC
DB. 1572, PG. 543

50' SETBACK LINE (FROM BERKELEY SUBDIVISION)
DB. 899, PG. 333

(MOTEL) 1 LEVEL
FRAME & STUCCO BUILDING
200 SERIES
ROOM NUMBERS)

(MOTEL) 1 LEVEL
FRAME & STUCCO BUILDING
(OFFICE & 100 SERIES
ROOM NUMBERS)

PREMIER CIRCLE
(PARCEL "X")
(EXCEPTIONS 21 & 25) 50' ACCESS EASEMENT
DB. 797, PG. 242

EX. 20' ACSA WATERLINE EASEMENT
DB. 850, PG. 368

EX. 20' ACSA WATER-LINE EASEMENT
DB. 903, PG. 374

EX. 20' ACSA WATERLINE EASEMENT
DB. 839, PG. 712

SD OUTLET
INV.=468.01' 21" RCP

SWM RISER'STR.
(5.0' x 3.3' GRATE)
TOP=472.06'
INV.=470.83'
(1.0' x 0.8'SQ. OPENING)
INV.=468.36' 10" ORIFICE
INV. OUT=468.49' 18" RCP

SD INLET W/ GRATE
(3.0' x 3.3')
TOP=470.43'
INV. IN=468.60' 12" CMP (S)
INV. IN=467.66' 18" RCP (N, SWM)
INV. OUT=467.28' 18" RCP

SD INLET W/ GRATE (2.5' x 2.5')
TOP=474.53'
INV. IN=469.28' 21" RCP
INV. OUT=469.28' 21" RCP

SD INLET W/ GRATE
(1.7' x 1.7')
"SET ON TIMBERS
TOP=471.88'
INV. OUT=470.67' 12" CMP

SD CURB INLET W/ MHD (SAG)
(3.0' x 3.3')
TOP=471.72'
INV. IN=466.52' 18" RCP
INV. OUT=466.43' 18" RCP

MHD
TOP=475.41'
INV. IN=469.45' 21" RCP
INV. OUT=469.43' 21" RCP

SD INLET W/ GRATE
(2.5' x 2.5')
TOP=472.94'
INV. IN=469.63' 18" RCP (SW)
INV. IN=469.58' 18" RCP (SE)
INV. OUT=470.00' 21" RCP

SD INLET W/ GRATE
(2.5' x 2.5')
TOP=477.95'
INV. OUT=470.00' 18" RCP

SD INLET W/ GRATE
(2.5' x 2.5')
TOP=476.55'
INV. OUT=470.05' 18" RCP

MAST SIGN:
"O CARPET INN"

NAD 83

SCALE 1"=20'
0 20' 40'

COMMONWEALTH OF VIRGINIA
JONATHAN M. SHOWALTER
Lic. No. 0402057151
03/21/2022
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
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YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

REVISION DESCRIPTION

DATE

DATE 03/21/2022
DRAWN BY A. MABEE
DESIGNED BY J. SHOWALTER
CHECKED BY J. SHOWALTER
SCALE 1"=20'

TJACH PREMIER CIRCLE

ALBEMARLE COUNTY, VA

PHASE 1 SITE LAYOUT

JOB NO. 46555
SHEET NO. C4.1

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S:\103\46555-TJACH_Premier_Circle\DWG\Initial Site Plan Appl\CD\46555-103-C5.0-Grading and Drainage Plan.dwg | Plotted on 3/21/2022 2:17 PM | by Kaitlyn Barger



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COMMONWEALTH OF VIRGINIA
JONATHAN SHOWALTER
Lic. No. 040205715
PROFESSIONAL ENGINEER
03/21/2022

SHEET NO.	C5.0
JOB NO.	46555

TJACH PREMIER CIRCLE

ALBEMARLE COUNTY, VA

OVERALL GRADING AND DRAINAGE PLAN

SCALE	1" = 30'
CHECKED BY	J. SHOWALTER
DESIGNED BY	J. SHOWALTER
DRAWN BY	A. MABEE
DATE	03/21/2022

DATE	REVISION DESCRIPTION

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COMMONWEALTH OF VIRGINIA
JONATHAN M. SHOWALTER
Lic. No. 0402057151
03/01/2022
PROFESSIONAL ENGINEER

TJACH PREMIER CIRCLE

ALBEMARLE COUNTY, VA

PHASE 1 GRADING AND DRAINAGE PLAN

JOB NO.	SHEET NO.	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	DATE
46555	C5.1	1" = 20'	J. SHOWALTER	A. MABEE	J. SHOWALTER	03/21/2022

DATE	REVISION DESCRIPTION

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PLANT KEY	
TREES	BOTANICAL NAME
ACE BUE	ACER BUERGERIANUM
BET HER	BETULA NIGRA `HERITAGE`
PLA ACE	PLATANUS X ACERIFOLIA
QUE BIC	QUERCUS BICOLOR
QUE PHE	QUERCUS PHELLOS
ULM ALL	ULMUS PARVIFOLIA 'ALLEE'
EVERGREEN TREES	BOTANICAL NAME
CRY JAP	CRYPTOMERIA JAPONICA
ILE AME	ILEX OPACA
JUN EAS	JUNIPERUS VIRGINIANA
MAG GRA	MAGNOLIA GRANDIFLORA
FLOWERING ORNAMENTAL TREES	BOTANICAL NAME
CER CAN	CERCIS CANADENSIS
COR FLO	CORNUS FLORIDA
SHRUBS	BOTANICAL NAME
ILE INK	ILEX GLABRA 'COMPACTA'
ILE WIN	ILEX VERTICILLATA



COMMONWEALTH OF VIRGINIA
FRANK W. HANCOCK III
No. 1407
LANDSCAPE ARCHITECT
03/21/2022

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REVISION DESCRIPTION	DATE

DATE 03/21/2022
DRAWN BY M. RACHNER
DESIGNED BY M. RACHNER
CHECKED BY F. HANCOCK
SCALE 1"=30'

TIMMONS GROUP

TJACH PREMIER CIRCLE
ALBEMARLE COUNTY, VA
OVERALL LANDSCAPE PLAN

JOB NO. 46555
SHEET NO. L1.0

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PLANT KEY	
TREES	BOTANICAL NAME
QUE BIC	QUERCUS BICOLOR
QUE PHE	QUERCUS PHELLOS
ULM ALL	ULMUS PARVIFOLIA 'ALLEE'
SHRUBS	BOTANICAL NAME
ILE WIN	ILEX VERTICILLATA

COMMONWEALTH OF VIRGINIA
FRANK W. HANCOCK III
No. 1407
LANDSCAPE ARCHITECT
03/21/2022

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DATE: 03/21/2022
DRAWN BY: M. RACHNER
DESIGNED BY: M. RACHNER
CHECKED BY: F. HANCOCK
SCALE: 1"=20'

TJACH PREMIER CIRCLE

ALBEMARLE COUNTY, VA

PHASE 1 LANDSCAPE PLAN

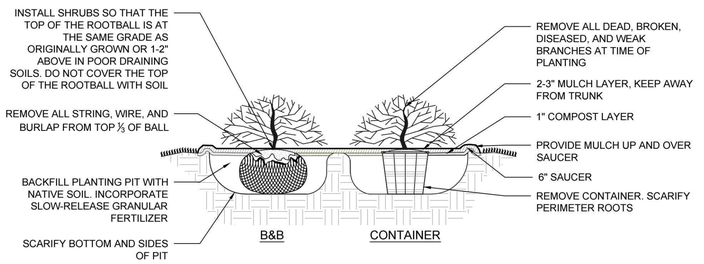
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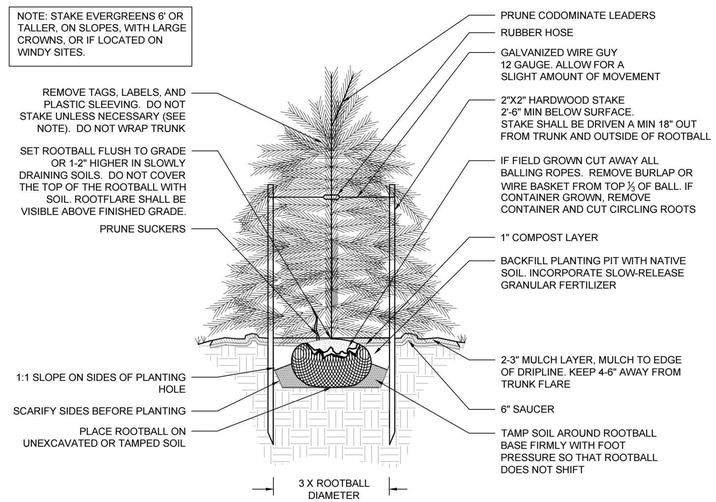
NAD 83

SCALE 1"=20'
0 20' 40'

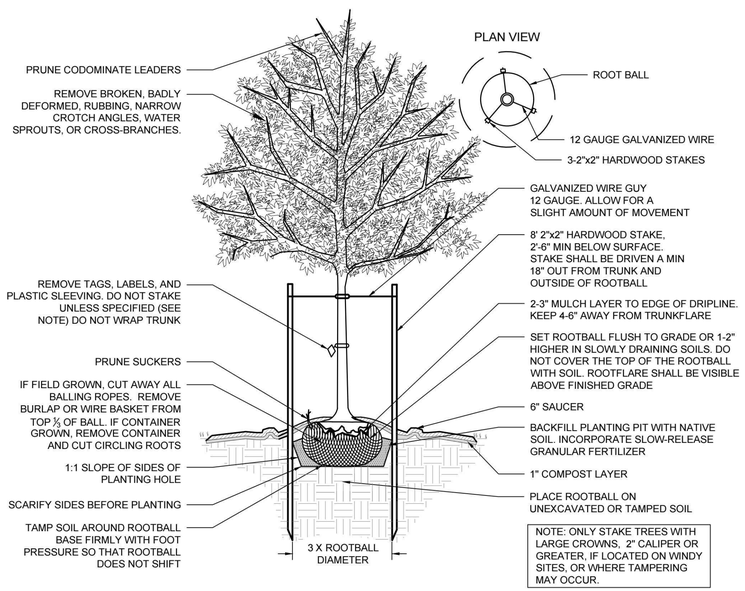
S:\1005\46555-TJACH_Premier_Circle\DWG\Sheet\C2\46555-103-L1-1 PHASE 1 LANDSCAPE PLAN.dwg | Plotted on 3/21/2022 1:11 PM | by Miles Rachner



1 SHRUB PLANTING
NOT TO SCALE



2 EVERGREEN TREE - STAKING SPECIFIED
NOT TO SCALE



3 DECIDUOUS TREE - STAKING SPECIFIED
NOT TO SCALE

PLANT SCHEDULE							
TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	CANOPY	TOTAL
ACE BUE	9	ACER BUERGERIANUM	TRIDENT MAPLE	3.5" CAL.	B&B	250SF	2,250SF
BET HER	3	BETULA NIGRA `HERITAGE`	HERITAGE RIVER BIRCH	2.5" CAL.	B&B	464SF	1,392SF
PLA ACE	11	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	3.5" CAL.	B&B	479SF	5,269SF
QUE BIC	7	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL.	B&B	339SF	2,373SF
QUE PHE	7	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B	419SF	2,933SF
ULM ALL	18	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	2.5" CAL.	B&B	423SF	7,614SF
							=21,831SF
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	CANOPY	TOTAL
CRY JAP	23	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	6`-8` HT.	B&B	150SF	3,450SF
ILE AME	14	ILEX OPACA	AMERICAN HOLLY	6`-8` HT.	B&B	82SF	1,148SF
JUN EAS	16	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6`-8` HT.	B&B	32SF	512SF
MAG GRA	10	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	6`-8` HT.	B&B	82SF	820SF
							=5,930SF
FLOWERING ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	CANOPY	TOTAL
CER CAN	4	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL.	B&B	124SF	496SF
COR FLO	8	CORNUS FLORIDA	FLOWERING DOGWOOD	1.5" CAL.	B&B	124SF	992SF
							=1,488SF
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT		
ILE INK	35	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24" HT./SPRD.	CONTAINER		
ILE WIN	20	ILEX VERTICILLATA	WINTERBERRY	24" HT./SPRD.	CONTAINER		
							=29,249SF

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

STREET	LENGTH	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
SEMINOLE TRAIL	298.58 LF	1 LG TREE PER 35 LF	298.58/35 = 8.53	9 LG TREES	9 LG TREES
PREMIER CIRCLE	444.29 LF	1 LG TREE PER 40 LF	444.29/40 = 11.1	12 LG TREES	12 LG TREES

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

PARKING LOT	REQUIREMENT	PARKING LOT AREA	CALCULATIONS	REQUIRED	PROVIDED
PARKING LOT #1	5% GROSS PARKING AREA	35,540 SF	35,540 x .05 = 1,777 SF	1,777 SF	2,021 SF
PARKING LOT #2	5% GROSS PARKING AREA	20,633 SF	20,633 x .05 = 1,032 SF	1,032 SF	1,165 SF

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

PARKING LOT	REQUIREMENT	PARKING LOT SPACES	CALCULATIONS	REQUIRED	PROVIDED
PARKING LOT #1	1 LG. OR 1 MED. SHADE TREE PER 10 PARKING SPACES	55 PARKING SPACES	106/10 = 10.6	11 LG. OR MED. SHADE TREES	11 LARGE SHADE TREES
PARKING LOT #2	1 LG. OR 1 MED. SHADE TREE PER 10 PARKING SPACES	58 PARKING SPACES	58/10 = 5.8	6 LG. OR MED. SHADE TREES	6 LARGE SHADE TREES

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

SITE AREA	REQUIREMENT	CALCULATION	REQUIRED QUANTITY	PROVIDED QUANTITY
3.75 AC (GROSS SITE AREA)	10% COVER	3.75 AC x .1 = 0.375 AC = 16,329.86 SF	16,330 SF	29,249 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 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. 1407
LANDSCAPE ARCHITECT
03/21/2022

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REVISION DESCRIPTION

DATE

DATE: 03/21/2022
DRAWN BY: M. RACHNER
DESIGNED BY: M. RACHNER
CHECKED BY: F. HANCOCK
SCALE: N/A

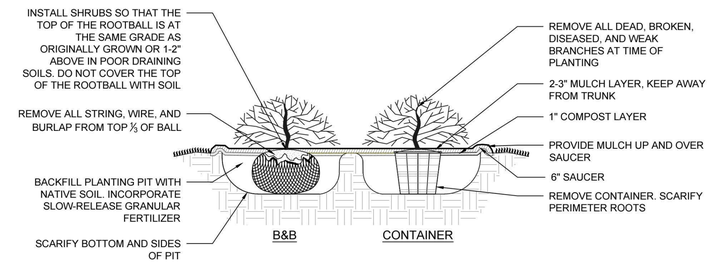
TIMMONS GROUP

TJACH PREMIER CIRCLE
ALBEMARLE COUNTY, VA
OVERALL LANDSCAPE NOTES AND DETAILS

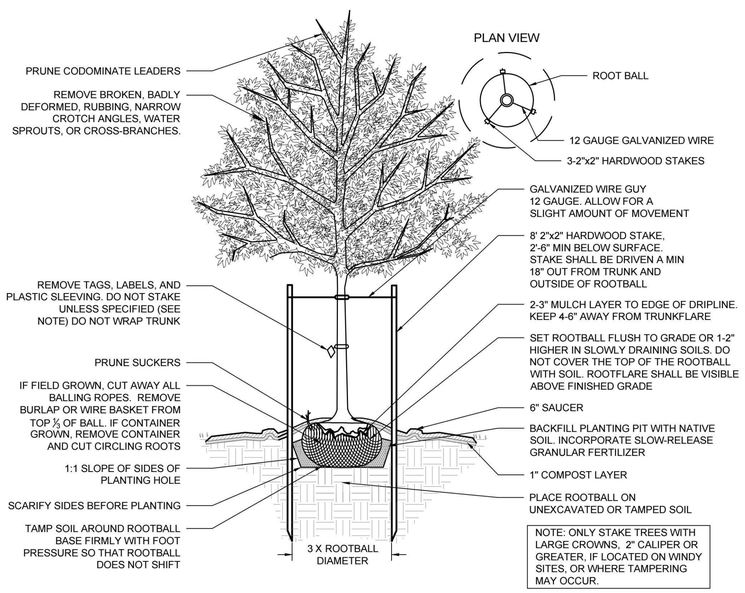
JOB NO. 46555
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1 SHRUB PLANTING
NOT TO SCALE



2 DECIDUOUS TREE - STAKING SPECIFIED
NOT TO SCALE

PLANT SCHEDULE							
TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	CANOPY	TOTAL
QUE BIC	3	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL.	B&B	339SF	1,017SF
QUE PHE	2	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B	419SF	838SF
ULM ALL	4	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	2.5" CAL.	B&B	423SF	1,692SF
							=3,547SF
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT		
ILE WIN	5	ILEX VERTICILLATA	WINTERBERRY	24" HT./SPRD.	CONTAINER		
							=3,547SF

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

STREET	LENGTH	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
PREMIER CIRCLE	75.54 LF	1 LG TREE PER 40 LF	75.54/40 = 1.89	2 LG TREES	0 LG TREES

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

PARKING LOT	REQUIREMENT	PARKING LOT AREA	CALCULATIONS	REQUIRED	PROVIDED
PARKING LOT #1	5% GROSS PARKING AREA	11,050 SF	11,050 x .05 = 552.5 SF	553 SF	600 SF

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

PARKING LOT	REQUIREMENT	PARKING LOT SPACES	CALCULATIONS	REQUIRED	PROVIDED
PARKING LOT #1	1 LG. OR 1 MED. SHADE TREE PER 10 PARKING SPACES	28 PARKING SPACES	28/10 = 2.8	3 LG. OR MED. SHADE TREES	3 LARGE SHADE TREES

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

SITE AREA	REQUIREMENT	CALCULATION	REQUIRED QUANTITY	PROVIDED QUANTITY
0.73 AC (GROSS SITE AREA)	10% COVER	0.73 AC x .1 = 0.142 AC = 3,177.26 SF	3,178 SF	3,547 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.
-DUE TO THE EXISTING AND PROPOSED UTILITIES THE STREET TREE REQUIREMENT FOR PHASE 1 WILL BE MET BY THE FINAL OVERALL CONDITION, SEE SHEET L1.0 AND L2.0.

GENERAL NOTES

PRE-CONSTRUCTION

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CONSTRUCTION/INSTALLATION

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- REMOVE ALL GUY WIRES AND STAKES 12 MONTHS AFTER INSTALLATION.

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CHECKED BY: F. HANCOCK
SCALE: N/A

TIMMONS GROUP

TJACH PREMIER CIRCLE
ALBEMARLE COUNTY, VA
PHASE 1 LANDSCAPE NOTES AND DETAILS

JOB NO. 46555
SHEET NO. L2.1

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Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	2	S2H	Single	LSI# MRM-LED-18L-SIL-2-UNV-DIM-30-70CRI-BRZ-IL
	2	S3H	Single	LSI# MRM-LED-18L-SIL-3-UNV-DIM-30-70CRI-BRZ-IL
	6	S4H	Single	LSI# MRM-LED-18L-SIL-FT-UNV-DIM-30-70CRI-BRZ-IL
	2	S5D	Back-Back	LSI# MRM-LED-18L-SIL-5W-UNV-DIM-30-70CRI-BRZ

POLES TO BE LSI# 4SQB3-S11G-20'-S-BRZ-4BC. FIXTURES MOUNTED AT 20'.

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
Calculations	Illuminance	Fc	0.87	8.8	0.0
Property Line	Illuminance	Fc	0.04	0.4	0.0
Lower Parking	Illuminance	Fc	2.75	7.1	0.1
Upper Parking	Illuminance	Fc	3.03	8.8	0.0

TMP 61W-1-C-5
LITTLE SISTER, LLC
DB. 3662, PG. 228

TMP 61M-1-24
HELEN D. GELLING
DB. 1752, PG. 589

TMP 61M-1-23
BENJAMIN KARL & CARLY ERIN SAMS
DB. 4643, PG. 602

TMP 61W-1-C-1
CHALLENGER WAY LLC
DB. 4783, PG. 672

TMP 61M-1-22
106 COMMONWEALTH CIRCLE, LLC
DB. 5141, PG. 638

TMP 61W-1-C-6
THE 29 GROUP, LLC
DB. 5448, PG. 13

TMP 61M-1-21
THOMAS M. & PAULA DALY HAUGHEY, TRUSTEES
DB. 3425, PG. 126

TMP 61M-1-20
CASTULO GAITAN
DB. 5351, PG. 65

TMP 61W-1-C-2
THE 29 GROUP, LLC
DB. 5448, PG. 13

TMP 61M-1-19
GEORGE ANDERSON OR ELIZA J. KINGSTON
DB. 1878, PG. 660

TMP 61W-1-C-3
THE 29 GROUP, LLC
DB. 5448, PG. 13

TMP 61W-1-C-4
THE 29 GROUP, LLC
DB. 5096, PG. 510

TMP 61M-3
M&H REALTY SEVEN, LLC
DB. 4572, PG. 157

TMP 61M-4
JAISHIV, LLC
DB. 1572, PG. 543

PROPOSED BUILDING

PROPOSED BUILDING

PROPOSED BUILDING

5' SETBACK

5' SETBACK

PREMIER CIRCLE

SEMINOLE TRAIL

NAD 83

SCALE 1"=30'

0 30' 60'

COMMONWEALTH OF VIRGINIA
FRANK W. HANCOCK III
No. 1407
LANDSCAPE ARCHITECT
03/21/2022

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TIMMONS GROUP

REVISION DESCRIPTION	DATE

DATE
03/21/2022

DRAWN BY
M. RACHNER

DESIGNED BY
M. RACHNER

CHECKED BY
F. HANCOCK

SCALE
1"=30'

TJACH PREMIER CIRCLE

ALBEMARLE COUNTY, VA

OVERALL LIGHTING AND PHOTOMETRIC PLAN

JOB NO.
46555

SHEET NO.
L3.0

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S:\1005\46555-TJACH_Premier_Circle\DWG\Initial Site Plan App\C3\46555-103-L3.0 LIGHTING AND PHOTOMETRIC PLAN.dwg | Plotted on 3/21/2022 1:44 PM | by Miles Rachner



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description
	1	S2H	Single	RSX1 # MRM-LED-18-SIL-2-INV-DIM-30-TOCR-BR2-IL
	1	S3H	Single	RSX1 # MRM-LED-18-SIL-3-INV-DIM-30-TOCR-BR2-IL
	1	S3HB	Back-Back	RSX1 # MRM-LED-18-SIL-3-INV-DIM-30-TOCR-BR2-IL
	1	S5HB	Back-Back	RSX1 # MRM-LED-18-SIL-5-INV-DIM-30-TOCR-BR2-IL

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TJACH PREMIER CIRCLE

ALBEMARLE COUNTY, VA

PHASE 1 SITE LIGHTING AND PHOTOMETRIC PLAN

JOB NO.	SHEET NO.
46555	L3.1

SCALE	CHECKED BY	DESIGNED BY	DRAWN BY	DATE
1"=20'	F. HANCOCK	M. RACHNER	M. RACHNER	03/21/2022

DATE	REVISION DESCRIPTION

COMMONWEALTH OF VIRGINIA
FRANK W. HANCOCK III
No. 14677
LANDSCAPE ARCHITECT
03/21/2022

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Catalog #: MRM-LED-18L-SIL-2-UNV-DIM-30-70CRI-BRZ-IL Project: PREMIER CIRCLE

Prepared By: ____ Date: ____ Type: S2H

Mirada Medium (MRM)

Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package	7,000 - 48,000
Wattage Range	48 - 401
Efficacy Range (LPW)	117 - 160
Weight lbs(kg)	30 (13.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and house-side shield (IH) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical
- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 5)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40ºC.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth™ motion and photocell sensor (see page 9 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 9 for more details).

Installation
- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products. (See drawing on page 9)

Warranty
- LSI LED Fixtures carry a 5-year warranty.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminiare per IEC 66262 mechanical impact code

Specifications and dimensions subject to change without notice.

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8505 Bell Creek Road, Suite B
Mechanicsville, VA 23116

Mirada Medium Outdoor LED Area Light

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL

Luminaire Prefix	Light Source	Lumen Package	Light Output	Distribution	Orientation²	Voltage	Driver
MRM - Mirada	LED	7L - 7,000 lms 9L - 9,000 lms 12L - 12,000 lms 18L - 18,000 lms 24L - 24,000 lms 30L - 30,000 lms 36L - 36,000 lms 42L - 42,000 lms 48L - 48,000 lms Custom Lumen Packages[1]	SIL - Silicone	2 - Type 2 3 - Type 3 5W - Type 5 Wide FT - Forward Throw FTA - Forward Throw Automotive AM - Automotive Merchandise	(blank) - standard L- Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT AMB - Phosphor Converted Amber[12]	70CRI - 70 CRI	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	(Blank) - None IH - Integral Houseside Shield[2] IL - Integral Louver (Sharp Spill Light Cutoff)[2]

Controls (Choose One)

(Blank) - None

Wireless Controls System
- ALSC - AirLink Synapse Control System
- ALSCH - AirLink Synapse Control System Host / Satelite[3]
- ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor
- ALSCHS02 - AirLink Synapse Control System Host / Satelite with 12-20' Motion Sensor[3]
- ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor
- ALSCHS04 - AirLink Synapse Control System Host / Satelite with 20-40' Motion Sensor[3]
- ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height)
- ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height)

Stand-Alone Controls
- EXT - 0-10v Dimming leads extended to housing exterior
- CR7P - 7 Pin Control Receptacle ANSI C136.41[6]
- IMSBT1- Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[5]
- IMSBT2- Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[5]

Button Type Photocells
- PCI120 - 120V
- PCI208-277 - 208 -277V
- PCI347 - 347V

Lutron Limelight Controls
- LLC – LimeLight Integral Wireless Radio Control by Lutron[4]
- LLCS1 – Limelight Integral Wireless Radio Control and PIR Motion/ Daylight Sensor by Lutron 8-15' mt height[4]
- LLCS2 – Limelight Integral Wireless Radio Control and PIR Motion/ Daylight Sensor by Lutron 16-30' mt height[4]
- LLCS3 – Limelight Integral Wireless Radio Control and PIR Motion/ Daylight Sensor by Lutron 31-40' mt height[4]

Accessory Ordering Information[7]

Controls Accessories	
Description	Order Number[10]
PC120 Photocell for use with CR7P option (120V)[8]	122514
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V)[8]	122515
Twist Lock Photocell (347V) for use with CR7P[8]	122516
Twist Lock Photocell (480V) for use with CR7P[8]	1225180
AirLink 5 Pin Twist Lock Controller[8]	661409
AirLink 7 Pin Twist Lock Controller[8]	661410
PMOS24-24V Pole-Mounted Occupancy Sensor (24V)	663284CLR
Shorting Cap for use with CR7P	149328

Mounting Accessories[9]	
Description	Order Number[10]
Universal Mounting Bracket	684616CLR
Adjustable Slip Fitter (2" - 2 3/8" Tenon)	688138CLR
Horizontal Slip Fitter (2" - 2 3/8" Tenon)	652761CLR
Quick Mount Pole Bracket (Square Pole)	687073CLR
Quick Mount Pole Bracket (4-5" Round Pole)	689903CLR
15 Tilt Quick Mount Pole Bracket (Square Pole)	688003CLR
15 Tilt Quick Mount Pole Bracket (4-5" Round Pole)	689905CLR
Wall Mount Bracket	382132CLR
Wood Pole Bracket (6" Minimum Pole Diameter)	751219CLR

Fusing Options[11]	
Description	Order Number
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

Shielding Options	
Mirada Small	See Shielding Guide
Mirada Medium	
Mirada Large	
Zone Medium	
Zone Large	
Slice Medium	

Miscellaneous Accessories	
Description	Order Number
Integral Louver/Shield	690981
Integral House Side Shield	743415
10' Linear Bird Spike Kit (3' Recommended per Luminaire)	751632

FOOTNOTES:
1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available with 5W distribution
3. Consult Factory for availability.
4. Not available in HV.
5. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
6. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
7. Accessories are shipped separately and field installed.
8. Factory installed CR7P option required. See Options.
9. "CLR" denotes finish. See Finish options.
10. Only available with ALSC/ALSCH control options.
11. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.
12. Only available in 9L and 12L Lumen Packages. Consult factory for lead time and availability.

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1 S2H LIGHT FIXTURE CUT SHEETS

NOT TO SCALE

Catalog #: MRM-LED-18L-SIL-3-UNV-DIM-30-70CRI-BRZ-IL Project: PREMIER CIRCLE

Prepared By: ____ Date: ____ Type: S3H

Mirada Medium (MRM)
Outdoor LED Area Light
IP66 IK08
OVERVIEW: Lumen Package 7,000 - 48,000; Wattage Range 48 - 401; Efficacy Range (LPW) 117 - 160; Weight lbs(kg) 30 (13.6)
QUICK LINKS: Ordering Guide | Performance | Photometrics | Dimensions
FEATURES & SPECIFICATIONS
Construction
• Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
• Designed to mount to square or round poles.
• Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
• Shipping weight: 37 lbs in carton.
Optical System
• State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
• Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT, FTA and AM.
• Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
• Zero uplight.
• Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
• Minimum CRI of 70.
• Integral louver (IL) and house-side shield (IH) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.
Electrical
• High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
• 0-10V dimming (10% - 100%) standard.
• Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
• L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 5)
• Total harmonic distortion: <20%
• Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40ºC.
• Power factor: >.90
• Input power stays constant over life.
• Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
• High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
• Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
Controls
• Optional integral passive infrared Bluetooth™ motion and photocell sensor (see page 9 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app
• LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 9 for more details).
Installation
• Designed to mount to square or round poles.
• A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
• Included terminal block accepts up to 12 ga. wire.
• Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products. (See drawing on page 9)
Warranty
• LSI LED Fixtures carry a 5-year warranty.
Listings
• Listed to UL 1598 and UL 8750.
• Meets Buy American Act requirements.
• IDA compliant; with 3000K color temperature selection.
• Title 24 Compliant; see local ordinance for qualification information.
• Suitable for wet Locations.
• IP66 rated Luminaire per IEC 60598.
• 3G rated for ANSI C136.31 high vibration applications are qualified.
• DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
• Patented Silicone Optics (US Patent NO. 10,816,165 B2)
• IK08 rated luminiare per IEC 66262 mechanical impact code
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TYPICAL ORDER EXAMPLE: MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL
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2 S3H LIGHT FIXTURE CUT SHEETS

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Catalog #: MRM-LED-18L-SIL-FT-UNV-DIM-30-70CRI-BRZ-IL Project: PREMIER CIRCLE

Prepared By: ____ Date: ____ Type: S4H

Mirada Medium (MRM)
Outdoor LED Area Light
IP66 IK08
OVERVIEW: Lumen Package 7,000 - 48,000; Wattage Range 48 - 401; Efficacy Range (LPW) 117 - 160; Weight lbs(kg) 30 (13.6)
QUICK LINKS: Ordering Guide | Performance | Photometrics | Dimensions
FEATURES & SPECIFICATIONS (Construction, Optical System, Electrical, Controls, Installation, Warranty, Listings as in panel 1)
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3 S4H LIGHT FIXTURE CUT SHEETS

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Catalog #: MRM-LED-18L-SIL-5W-UNV-DIM-30-70CRI-BRZ Project: PREMIER CIRCLE

Prepared By: ____ Date: ____ Type: S5D

Mirada Medium (MRM)
Outdoor LED Area Light
IP66 IK08
OVERVIEW: Lumen Package 7,000 - 48,000; Wattage Range 48 - 401; Efficacy Range (LPW) 117 - 160; Weight lbs(kg) 30 (13.6)
QUICK LINKS: Ordering Guide | Performance | Photometrics | Dimensions
FEATURES & SPECIFICATIONS (Construction, Optical System, Electrical, Controls, Installation, Warranty, Listings as in panel 1)
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4 S5D LIGHT FIXTURE CUT SHEETS

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FRANK W. HANCOCK III
No. 1491
03/21/2022
LANDSCAPE ARCHITECT

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REVISION DESCRIPTION	DATE

DATE	03/21/2022
DRAWN BY	M. RACHNER
DESIGNED BY	M. RACHNER
CHECKED BY	F. HANCOCK
SCALE	N/A

TIMMONS GROUP

TJACH PREMIER CIRCLE

ALBEMARLE COUNTY, VA

SITE LIGHTING CUT SHEETS

JOB NO.	46555
SHEET NO.	L4.0

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Catalog # : 4SQB3-S11G-20'-S-BRZ-4BC Project : PREMIER CIRCLE

Prepared By : Date :

Steel Poles

Square Straight



QUICK LINKS

Ordering Guide | Configurations | Dimensions | EPA

FEATURES & SPECIFICATIONS

Pole Shaft

- Straight poles are 4", 5", or 6" square.
- Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi.
- On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length.

Hand-Hole

- Standard hand-hole location is 12" above pole base.
- Poles 22' and above have a 3" x 6" reinforced hand-hole. Shorter poles have a 2" x 4" non-reinforced hand-hole.

Base

- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional.

Anchor Bolts

- Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 psi.

Ground Lug

- Ground lug is standard.

Duplex Receptacle

- Weatherproof duplex receptacle is optional.

Ground Fault Circuit Interrupter

- Self-testing Ground fault circuit interrupter is optional.

Finishes

- Every pole is provided with the DuraGrip® Protection System and a 5-year limited warranty.
- When the top-of-the line DuraGrip® Plus Protection System is selected, in addition to the DuraGrip® Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior, sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years.

Determining The Luminaire/Pole Combination For Your Application:

- Select luminaire from luminaire ordering information
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select pole height
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value of luminaire/bracket EPA
- Consult factory for special wind load requirements and banner brackets

Pole Vibration Damper

- A pole vibration damper is recommended in open terrain areas of the country where low steady state winds are common.
- Non-tapered poles and lightly loaded poles are more susceptible to destructive vibration if a damper is not installed.

Listings

- UL Listed
- BAA/TAA Compliant

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Steel Poles - Square Straight

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **4SQ B3 S11G 24 S PLP DGP**

Pole Series	Mounting Method	Material	Height [2]	Mounting Configuration	Pole Finish	Options
4SQ - 4" x 4" Square Straight Pole 5SQ - 5" x 5" Square Straight Pole 6SQ - 6" x 6" Square Straight Pole	**Bolt-On Mount[1]** - See pole selection guide for patterns and fixture matches. **B5** - 5" Traditional Drilling Pattern **B3** - 3" Reduced Drilling Pattern **B2** - 2" Reduced Drilling Pattern **T** - Tenon Mount - See pole selection guide for tenon and fixture/bracket matches. **I** - No Mounting Holes[3] - Use with: • BKA 4SSF & BKA 5SSF • BKA 1ARSF & BKA 3QSSF	S11G - 11 Ga. Steel (4SQ and 5SQ only) S07G – 07 Ga. Steel	8' 10' 12' 13' 14' 15' 16' 17' 17' 6" 18' 20' 22' 22' 6" 23' 24' 25' 26' 27' 28' 30' 32' 35' 39' Height Restriction. Consult Pole Selection Chart on opposite page	S - Single/Parallel D180 – Double D90 – Double DN90 – Double T90 – Triple TN120 – Triple Q90 – Quad QN90 – Quad N – Tenon Mount (Standard tenon size is 2-3/8" O.D.)	BRZ - Bronze BLK – Black PLP – Platinum Plus WHT – White SVG – Satin Verde Green GPT – Graphite MSV – Metallic Silver BZA – Alternate Bronze	GA – Galvanized Anchor Bolts SF – Single Flood[1] DF – Double Flood[1] DGP – DuraGrip® Plus LAB – Less Anchor Bolts CROOX - Conduit Raceway[4] Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, except on 20' poles. Maximum height for SF and DF pole preparations on 20' poles is 13' from the base.

Accessory Ordering Information

Description	Order Number
HBC – 4" Square Base Cover	1225567CLR
SBC – 5" Square Base Cover	1225612CLR
6BC – 6" Square Base Cover	1225633CLR
ER2 – Weatherproof Duplex Receptacle	1225668CLR
GFI – Ground Fault Circuit Interrupter	1225672CLR
MHS - mounting Hole Plugs for use with 5" traditional drill pattern (3 set of 3 plugs)	132336
MH3 - mounting Hole Plugs for use with 3" reduced drill pattern (3 set of 3 plugs)	681136
MH2 - Mounting Hole Plugs for use with 2" reduced drill pattern (3 sets of 3 plugs)	725841

Description	Order Number
Vibration Damper - 4" Square Pole (bolt-on mount only)	172539
Vibration Damper - 5" Square Pole (bolt-on mount only)	172538
Vibration Damper - 6" Square Pole (bolt-on mount only)	178361

FOOTNOTES:
1 - See Area Light Brackets - 3" Reduced Drill Pattern and Area Light Brackets - 5" Traditional Drill Pattern spec sheets.
2 - Pole heights will have +/- 1/2" tolerance.
3 - See Flood Lighting Brackets section for choice of FBO brackets.
4 - CR selection must indicate required height and side of pole mounting location. Mounting template required at time of order.

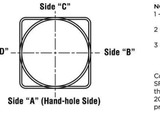
5 **LIGHT POLE CUT SHEETS**
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Steel Poles - Square Straight

DRILLING LOCATIONS

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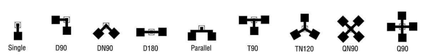
Sides	A	B	C	D
Hand-hole	X			
Single	X			
D180		X		X
D90	X			X
DN90[1]				
T90	X	X		X
TN120[2]				
Q90	X	X	X	X
QN90[3]				
Single FBO	X			
Double FBO		X		X



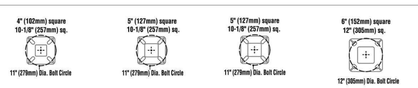
NOTES:
1 - Two locations will be 45° to the left and right of Side A.
2 - Other two locations will be 120° to the left and right of Side A.
3 - Two locations will be 45° to the left and right of Side A and two locations will be 135° to the left and right of Side A.

Consult factory for custom variations. Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, except on 20' poles. Maximum height for SF and DF pole preparations on 20' poles is 13' from the base.

FIXTURE CONFIGURATIONS



BOLT CIRCLE



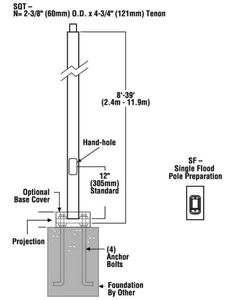
Bolt Circle Designator	B	C	D	J
Bolt Circle	Slotted 8"-11" (203mm-279mm)	Slotted 9"-11" (229mm-279mm)	Slotted 9"-11" (229mm-279mm)	Slotted 12" (305mm)
Anchor Bolt Size	3/4" x 30" (19mm x 762mm)	3/4" x 30" (19mm x 762mm)	1" x 36" (25mm x 914mm)	1" x 36" (25mm x 914mm)
Anchor Bolt Projection	3-1/4" (83mm)	3-1/4" (83mm)	4" (102mm)	4" (102mm)
Base Plate Opening for Wireway Entry	3-5/8" (92mm)	4-3/4" (121mm)	4-5/8" (117mm)	5-5/8" (142mm)
Base Plate Dimensions	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 1" thk. (257mm x 25mm)	12" sq. x 1-1/8" thk. (305mm x 29mm)
Pole Gauge	11	11	7	7

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the appropriate anchor bolt template.

Steel Poles - Square Straight

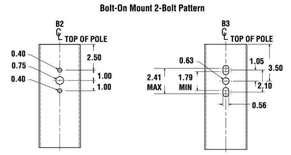
PRODUCT DIMENSIONS

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SHIPPING WEIGHTS	
4"(102mm) sq. 11 Ga. is approximately	7.50 lbs./ft.
4"(102mm) sq. 07 Ga. is approximately	10.00 lbs./ft.
5"(127mm) sq. 11 Ga. is approximately	9.00 lbs./ft.
5"(127mm) sq. 07 Ga. is approximately	12.50 lbs./ft.
6"(152mm) sq. 07 Ga. is approximately	15.40 lbs./ft.
Anchor Bolts (3/4" x 30"(19mm x 762mm)	15 lbs. (7kg)/set
Anchor Bolts (1" x 36"(25mm x 914mm)	30 lbs. (14kg)/set

Bolt-On Mount 2-Bolt Pattern



Steel Poles - Square Straight

WIND SPEED

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EPA Information
All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.
CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

NOTE: Pole calculations include a 1.3 gust factor over steady wind velocity. Example: poles designed to withstand 80 MPH steady wind will withstand gusts to 104 MPH. EPAs are for locations 100 miles away from hurricane ocean lines. Consult LSI for other areas. Note: Hurricane ocean lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Florida or Canada, consult factory.

Use ONLY with "Wind Speed Map for ASCE 7-10

POLE[1]	Mtg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA							
			Designator	Dia. (in)	Anchor bolt Dia (in)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
4"-4'1-gax 12'	12	11	B	8'-11"	0.75	13.9	12.5	11.3	9.2	7.6	6.3	5.2	4.3	3.6
4"-4'1-gax 14'	14	11	B	8'-11"	0.75	10.7	9.5	8.5	6.8	5.4	4.4	3.5	2.7	2.1
4"-4'1-gax 16'	16	11	B	8'-11"	0.75	8.3	7.2	6.4	4.9	3.8	2.9	2.1	1.5	1.0
4"-4'1-gax 18'	18	11	B	8'-11"	0.75	6.3	5.4	4.7	3.4	2.4	1.6	1.0	0.4	n/a
4"-4'1-gax 20'	20	11	B	8'-11"	0.75	4.6	3.9	3.2	2.1	1.2	0.6	n/a	n/a	n/a
4"-4'1-gax 22'	22	11	B	8'-11"	0.75	7.6	6.6	5.7	4.2	3.0	2.0	1.2	0.5	n/a
4"-4'1-gax 24'	24	11	B	8'-11"	0.75	6.0	5.1	4.3	2.9	1.8	0.9	n/a	n/a	n/a
4"-4'1-gax 26'	26	11	B	8'-11"	0.75	4.6	3.7	3.0	1.7	0.7	n/a	n/a	n/a	n/a
4"-7-gax 14'	14	7	B	8'-11"	0.75	18.3	16.4	14.9	12.2	10.2	8.5	7.1	5.9	5.0
4"-7-gax 16'	16	7	B	8'-11"	0.75	14.7	13.2	11.8	9.6	7.8	6.3	5.2	4.2	3.4
4"-7-gax 18'	18	7	B	8'-11"	0.75	11.9	10.5	9.3	7.4	5.9	4.6	3.6	2.8	2.1
4"-7-gax 20'	20	7	B	8'-11"	0.75	9.6	8.4	7.4	5.7	4.3	3.2	2.3	1.6	0.9
4"-7-gax 22'	22	7	B	8'-11"	0.75	7.7	6.6	5.7	4.2	3.0	2.0	1.2	0.5	n/a
4"-7-gax 24'	24	7	B	8'-11"	0.75	6.0	5.1	4.3	2.9	1.8	0.9	n/a	n/a	n/a
4"-7-gax 26'	26	7	B	8'-11"	0.75	4.6	3.7	3.0	1.7	0.7	n/a	n/a	n/a	n/a
4"-7-gax 28'	28	7	B	8'-11"	0.75	3.3	2.5	1.8	0.7	n/a	n/a	n/a	n/a	n/a
4"-7-gax 30'	30	7	B	8'-11"	0.75	2.2	1.4	0.8	n/a	n/a	n/a	n/a	n/a	n/a
5"-11-gax 14'	14	11	C	9'-11"	0.75	17.4	15.7	14.1	11.5	9.3	7.7	6.3	5.2	4.2
5"-11-gax 16'	16	11	C	9'-11"	0.75	13.6	12.3	10.9	8.7	6.9	5.5	4.3	3.3	2.5
5"-11-gax 18'	18	11	C	9'-11"	0.75	10.8	9.6	8.4	6.5	4.8	3.7	2.8	1.8	1.1
5"-11-gax 20'	20	11	C	9'-11"	0.75	8.5	7.3	6.3	4.6	3.2	2.1	1.2	0.5	n/a
5"-11-gax 22'	22	11	C	9'-11"	0.75	10.9	9.5	8.3	6.2	4.5	3.2	2.1	1.2	0.5
5"-11-gax 24'	24	11	C	9'-11"	0.75	8.8	7.5	6.4	4.5	3.0	1.8	0.8	n/a	n/a
5"-11-gax 26'	26	11	C	9'-11"	0.75	6.8	5.7	4.6	3.0	1.6	0.6	n/a	n/a	n/a
5"-11-gax 28'	28	11	C	9'-11"	0.75	5.2	4.1	3.2	1.6	0.4	n/a	n/a	n/a	n/a
5"-11-gax 30'	30	11	C	9'-11"	0.75	3.6	2.7	1.8	0.4	n/a	n/a	n/a	n/a	n/a
5"-7-gax 20'	20	7	D	9'-11"	1.00	21.6	19.3	17.3	14.0	11.3	9.2	7.4	6.0	4.8
5"-7-gax 22'	22	7	D	9'-11"	1.00	20.7	18.6	16.6	13.3	10.7	8.5	6.8	5.4	4.2
5"-7-gax 24'	24	7	D	9'-11"	1.00	17.7	15.6	13.8	10.8	8.5	6.6	5.0	3.7	2.6
5"-7-gax 26'	26	7	D	9'-11"	1.00	14.9	13.1	11.4	8.8	6.6	4.9	3.5	2.3	1.3
5"-7-gax 28'	28	7	D	9'-11"	1.00	12.5	10.9	9.4	6.9	4.8	3.4	2.1	1.0	n/a
5"-7-gax 30'	30	7	D	9'-11"	1.00	10.3	8.9	7.5	5.2	3.4	2.0	0.8	n/a	n/a
5"-7-gax 35'	35	7	D	9'-11"	1.00	6.0	4.8	3.6	1.8	n/a	n/a	n/a	n/a	n/a
6"-7-gax 24'	24	7	J	12"	1.00	18.6	16.4	14.3	11.2	8.6	6.5	4.8	3.4	2.2
6"-7-gax 26'	26	7	J	12"	1.00	15.6	13.4	11.7	8.8	6.5	4.6	3.0	1.8	0.7
6"-7-gax 28'	28	7	J	12"	1.00	12.9	10.9	9.3	6.7	4.6	2.8	1.5	n/a	n/a
6"-7-gax 30'	30	7	J	12"	1.00	10.4	8.8	7.3	4.8	2.9	1.3	n/a	n/a	n/a
6"-7-gax 32'	32	7	J	12"	1.00	8.3	6.8	5.5	3.1	1.3	n/a	n/a	n/a	n/a
6"-7-gax 34'	34	7	J	12"	1.00	6.5	5.0	3.7	1.6	n/a	n/a	n/a	n/a	n/a
6"-7-gax 35'	35	7	J	12"	1.00	5.5	4.2	2.9	0.9	n/a	n/a	n/a	n/a	n/a
6"-7-gax 39'	39	7	J	12"	1.00	2.3	1.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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Note:
1- Poles shorter than these listed here in for each gauge have EPA rating equal to or greater than what is provided in this table. To Confirm EPA ratings on shorter poles, contact LSI Industries.
2- LSI Industries recommends a vibration damper be ordered with this length.

6 **LIGHT POLE CUT SHEETS**
NOT TO SCALE

COMMONWEALTH OF VIRGINIA
FRANK W. HANCOCK III
No. 1467
LANDSCAPE ARCHITECT
03/21/2022

THIS DRAWING PREPARED AT THE
CHARLOTTESVILLE OFFICE
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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

DATE
03/21/2022
DRAWN BY
M. RACHNER
DESIGNED BY
M. RACHNER
CHECKED BY
F. HANCOCK
SCALE
N/A

TIMMONS GROUP

TJACH PREMIER CIRCLE
ALBEMARLE COUNTY, VA
SITE LIGHTING CUT SHEETS

JOB NO.
46555
SHEET NO.
L4.1

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S:\1035\46555-TJACH_Premier_Circle\DWG\Initial Site Plan App\C3D\46555-1034.4.0 SITE LIGHTING CUT SHEETS.dwg | Plotted on 3/17/2022 5:55 PM | by Miles Rachner