PREMIER CIRCLE VSH BUILDING (PHASE 1)

FINAL SITE PLAN
(ISP SPD2022-00019)

405 PREMIER CIRCLE
COUNTY OF ALBEMARLE, VIRGINIA
06/21/2022

SITE DATA:

TAX MAP PARCEL AND OWNER INFO: 061M0-00-00-00600
PHA PREMIER CIRCLE LLC
682 BERKMAR CIRCLE
CHARLOTTESVILLE, VA 22901
ZMA202000011
SE202000023
SDP202200019

TOTAL SITE AREA: 3.75 ACRES

BLOCK 1 AREA: 2.72 ACRES (0.73 AC. PHASE 1; 1.99 AC. PHASE 2)

BLOCK 2 AREA: 1.03 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

PREMIER CIRCLE LEGAL INSTRUMENT INFO: OWNERS ASSOCIATION LOTS 1-7
(PARCEL X & 50' ACCESS EASEMENT)
DB. 797, PG. 242
INSTRUMENT # 202100004402

MAGISTERIAL DISTRICT: RIO

HORIZONTAL DATUM REFERENCE: NAD83

VERTICAL DATUM REFERENCE: NAVD88

MISS UTILITY TICKET NUMBER: B100500734-00B

CURRENT USE: HOTEL INN

PROPOSED USE:
PHASE 1: ACCESSIBLE SUPPORTIVE HOUSING (80 UNITS LESS THAN 500 SF EACH)

ZONING: NEIGHBORHOOD MODEL DISTRICT
BLOCK 1: NON-RESIDENTIAL
BLOCK 2: MIXED-USE OR RESIDENTIAL

OVERLAY DISTRICT: ENTRANCE CORRIDOR
AIRPORT IMPACT AREA

SETBACKS:
BLOCK 1 FRONT AT ENTRANCE CORRIDFOR: 30FT MIN. AND 50 FT MAX.
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: 5 FT MIN. AND NO MAX.
REAR: 0 FT MIN. AND NO 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 2: 50 FT (3 STORIES)

PROPOSED BUILDING HEIGHT: PHASE 1 (BLOCK 2): 46 FT

PARKING REQUIRED: PHASE 1: 0.35 SPACES PER UNIT LESS THAN 500 SF * 80 UNITS = 28 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: 28 SPACES

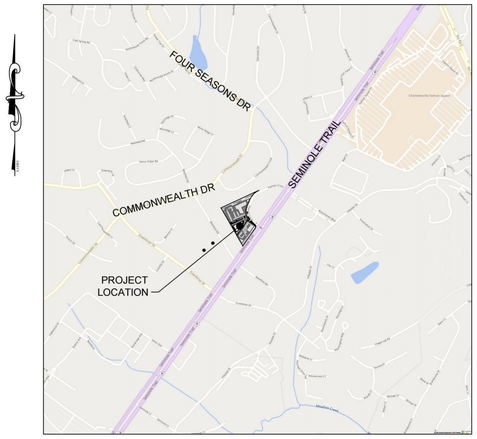
ADA PARKING REQUIRED: PHASE 1: TOTAL SPACES PROVIDED / 25 = 3 SPACES

ADA PARKING PROVIDED: PHASE 1: 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.

SITE:
1. THE SITE IS NOT LOCATED WITHIN AN AGRICULTURAL-FORESTED DISTRICT
2. THE SITE IS LOCATED WITH THE MEADOW CREEK WATERSHED OF A PUBLIC WATER SUPPLY RESERVOIR.
3. ALL WATER AND SEWER FACILITIES ARE TO BE DEDICATED TO THE ALBEMARLE COUNTY SERVICE AUTHORITY.



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

DEVELOPER:
VIRGINIA SUPPORTIVE HOUSING
P.O. BOX 8585
RICHMOND, VIRGINIA 23226
CONTACT: JULIE ANDERSON
TELEPHONE: (804) 836-1062

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C0.1	OVERALL PHASING PLAN
C1.0	NOTES AND DETAILS
C1.1	NOTES AND DETAILS
C1.2	PROFFERS
C2.0	EXISTING CONDITIONS NOTES
C2.1	EXISTING CONDITIONS
C2.1	DEMOLITION PLAN
C3.0	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C3.1	EROSION & SEDIMENT CONTROL NOTES & DETAILS
C3.2	EROSION & SEDIMENT CONTROL PHASE I
C3.3	EROSION & SEDIMENT CONTROL PHASE II
C4.0	SITE LAYOUT
C5.0	GRADING AND DRAINAGE PLAN
C6.0	STORMWATER MANAGEMENT PLAN
C6.1	INLET DRAINAGE AREA MAP
C7.0	PROFILES
L1.1	PHASE 1 LANDSCAPE PLAN
L2.1	PHASE 1 LANDSCAPE NOTES AND DETAILS
L3.1	PHASE 1 SITE LIGHTING AND PHOTOMETRIC PLAN
L4.0	SITE LIGHTING CUT SHEETS
L4.1	SITE LIGHTING CUT SHEETS

OF SHEETS = 22

II. Development Square Footage Proposed and Residential Density (Section 20A.b and c)

TABLE B. DENSITY, HOUSING TYPE, AND NON-RESIDENTIAL USE BY BLOCK

BLOCK	APPROX. BLOCK SIZE	MIN. DWELLING UNITS	MAX. DWELLING UNITS [1]	MAX PROJECT GROSS DENSITY	PERMITTED HOUSING TYPES	MAX NON-RESIDENT. SINGLE BUILDING FOOTPRINT (SF)	MIN NON-RESIDENT. GROSS BUILDING AREA	MAX NON-RESIDENT. GROSS BUILDING AREA
BLOCK 1 Non-Residential	46,609 SF (1.07 acres)	0	0 [2]	0 DUA	NA [2]	20,000 [3]	5,000	40,000
BLOCK 2 Mixed-Use or Residential	116,740 SF (2.68 acres)	80	140 [3]	37 DUA	Multifamily, Special Needs Housing	5,000	0	35,000
TOTAL	163,335 SF (3.75 acres)	80	140 [3]	37 DUA	MF, SNH	20,000 [3]	**5,000**	**40,000**

III. Green Space, Amenities (Section 20A.5d) and Recreational Facilities

TABLE C. MINIMUM GREEN SPACE AND AMENITIES BY BLOCK

	AMENITY AREA MIN SF	AMENITY AREA %	AMENITIES	GREEN SPACE MIN SF	GREEN SPACE %	GREEN SPACE ELEMENTS	AMENITY & GREEN SPACE %
Block 1 Non-Residential	4,661	10% (4,661 of 46,609 total SF)	Courtyard/Plaza, Landscaping, Seating, Streetscape, Playgrounds	9,322	20% (9,322 of 46,609 total SF)	Entrance Corridor Landscape and Streetscape	20%
Block 2 Mixed-Use or Residential	11,674	10% (11,674 of 116,740 total SF)	Outdoor Courtyards/Plazas with Landscaping and Seating; Meditative Garden; Indoor Community Rooms; Indoor Computer Rooms, Playgrounds	23,348	20% (23,348 of 116,740 total SF)	Landscaped Buffer and Streetscape at Premier	20%
TOTAL	**16,335 [5]**	**10% (16,335 of 163,350 total SF)**		**32,670**	**20% (32,670 of 163,350 total SF)**		**20%**

SIGNATURE PANEL:

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

COMMONWEALTH OF VIRGINIA
Jonathan Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
6/21/2022
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.

DATE	REVISION DESCRIPTION
6/21/22	INITIAL SITE PLAN REVIEW COMMENTS

DATE 6/21/2022
DRAWN BY A. MABEE
DESIGNED BY J. SHOWALTER
CHECKED BY J. SHOWALTER
SCALE N/A

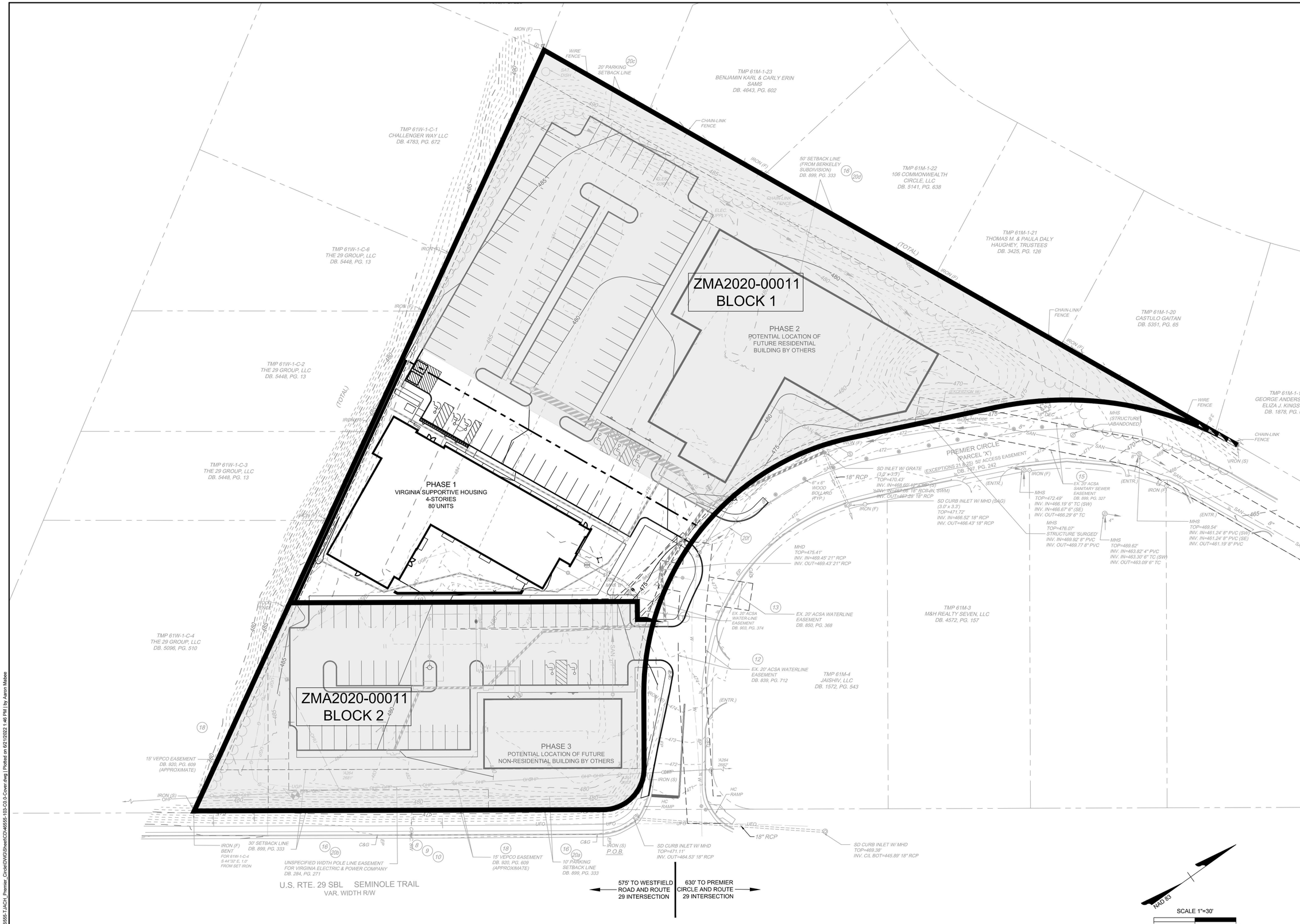
TIMMONS GROUP

PREMIER CIRCLE VSH BUILDING (PHASE 1)
ALBEMARLE COUNTY, VA
COVER

JOB NO. 46555
SHEET NO. C0.0

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COMMONWEALTH OF VIRGINIA
Jonathan Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
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6/21/22	INITIAL SITE PLAN REVIEW COMMENTS

DATE 6/21/2022
DRAWN BY A. MABEE
DESIGNED BY J. SHOWALTER
CHECKED BY J. SHOWALTER
SCALE 1" = 30'

TIMMONS GROUP

PREMIER CIRCLE VSH BUILDING (PHASE 1)

ALBEMARLE COUNTY, VA

OVERALL PHASING PLAN

JOB NO. 46555
SHEET NO. C0.1

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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.

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 BUILDING NOTES:

1. BUILDING INSPECTIONS MUST VERIFY PROPER ABANDONMENT OF SITE UTILITIES BEFORE CONCEALMENT.
2. WHERE THE FLOOD LEVEL RIMS OF PLUMBING FIXTURES ARE BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER, THE FIXTURES SHALL BE PROTECTED BY A BACKWATER VALVE INSTALLED INT EH BUILDING DRAIN, BRANCH OF THE BUILDING DRAIN OR HORIZONTAL BRANCH SERVING SUCH FIXURES. PLUMBING FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SHALL NOT DISCHARGE THROUGH A BACKWATER VALVE.
3. ALL WATER, SEWER, AND FIRE LINES REQUIRE NEW INSPECTION AND TESTING PROCEDURES. ALL ACSA PERFORMS ANY TESTING AND INSPECTIONS OF THE PUBLIC SEWER AND WATER MAIN(S).
4. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERING DESIGN ALSO. WALLS REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.

FIRE SAFETY NOTES:

1. SMOKING SHALL BE PROHIBITED IN AREAS WHERE SMOKING MAKES CONDITIONS SUCH AS TO MAKE SMOKING A HAZARD AND THESE AREAS SHALL BE DESIGNATED WITH NO SMOKING SIGNS PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
2. AREAS WHERE SMOKING CAN OCCUR, SHALL HAVE APPROPRIATE RECEPTACLES FOR DISCARDED SMOKING MATERIALS PER STATEWIDE FIRE PREVENTION CODE.
3. PER THE VIRGINIA STATEWIDE FIRE PREVENTION CODE, VEHICULAR ACCESS FOR FIREFIGHTING SHALL BE PROVIDED AT ALL CONSTRUCTION AND DEMOLITION SITES, PROVIDE ACCESS TO WITHIN 100 FT. OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS, AND HAVE NO OVERHEAD WIRING OR OTHER OVERHEAD OBSTRUCTIONS LOWER THAN 13 FT. 6 INCHES; THIS ACCESS MAY BE VIA PERMANENT OR TEMPORARY ROAD, BUT SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS IN ALL WEATHER CONDITIONS.
4. CONTRACTOR SHALL ENSURE THE STREET NUMBERS ARE ALWAYS PLAINLY VISIBLE FROM THE FRONTAGE STREET DURING CONSTRUCTION PER THE VIRGINIA STATEWIDE FIRE CODE.
5. AN APPROVED WATER SUPPLY FOR FIREFIGHTING OPERATIONS SHALL BE IN PLACE AND AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE.
6. WASTE AND COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH DAY AND DISPOSED OF IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE CODE.
7. FIRE EXTINGUISHERS SHALL BE PROVIDED, WITH NOT LESS THAN ONE APPROVED FIRE EXTINGUISHER AT EACH STAIRWELL, ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED, IN EVERY STORAGE AND CONSTRUCTION SHED AND IN AREAS OF SPECIAL HAZARDS SUCH AS FLAMMABLE AND COMBUSTIBLE LIQUIDS ARE STORED OR USED, IN ACCORDANCE WITH THE VIRGINIA STATEWIDE CODE.
8. OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL COMPLY WITH THE VIRGINIA STATEWIDE FIRE PREVENTION CODE AND SHALL REQUIRE A PERMIT FROM THE ALBEMARLE COUNTY FIRE MARSHAL'S OFFICE.

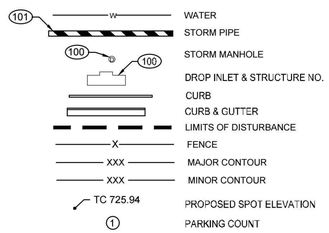
ALBEMARLE COUNTY STORMWATER MANAGEMENT NOTES

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

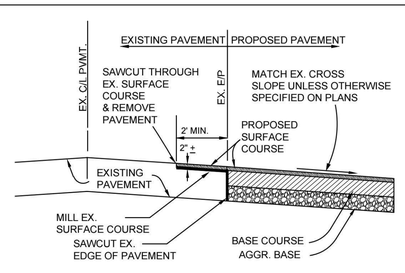
1. BLASTING SHALL NOT BE PERMITTED ON THIS PROJECT.

SITE PLAN LEGEND



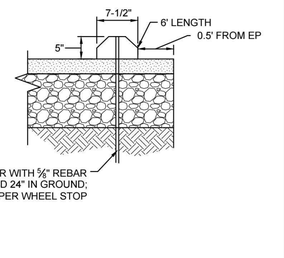
GRADING

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

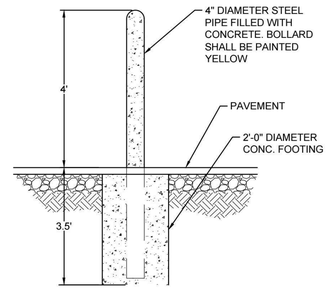


NOTE: PROPOSED PAVEMENT MUST TIE IN WITH EXISTING PAVEMENT

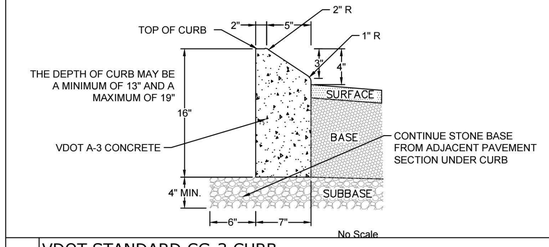
PAVEMENT REPLACEMENT JOINT DETAIL
No Scale



PRECAST CONCRETE WHEEL STOP
No Scale

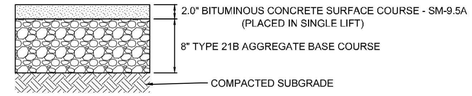


BOLLARD DETAIL
No Scale



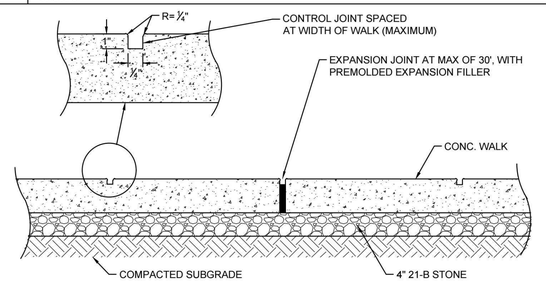
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VDOT STANDARD CG-3 CURB
No Scale

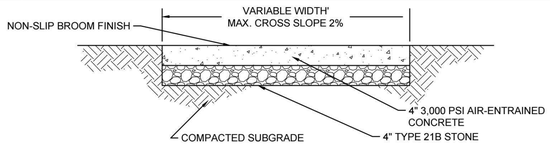


DENOTES LIGHT DUTY ASPHALT PAVEMENT ON PLANS

LIGHT DUTY ASPHALT PAVEMENT SECTION
No Scale

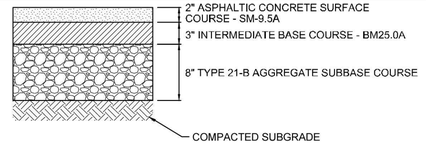


CONCRETE SIDEWALK JOINT DETAIL
No Scale



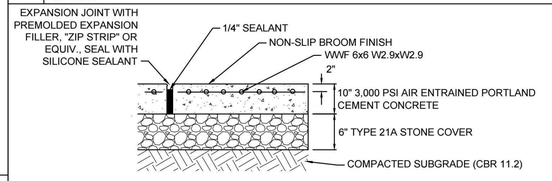
NOTE: SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT STANDARDS.

CONCRETE SIDEWALK PAVEMENT SECTION
No Scale



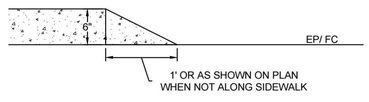
DENOTES HEAVY DUTY ASPHALT PAVEMENT ON PLANS

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
6/21/2022
PROFESSIONAL ENGINEER

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DATE	REVISION DESCRIPTION
6/21/22	INITIAL SITE PLAN REVIEW COMMENTS

DATE 6/21/2022
DRAWN BY A. MABEE
DESIGNED BY J. SHOWALTER
CHECKED BY J. SHOWALTER
SCALE N/A

TIMMONS GROUP

PREMIER CIRCLE VSH BUILDING (PHASE 1)
ALBEMARLE COUNTY, VA
NOTES AND DETAILS

JOB NO. 46555
SHEET NO. C1.0

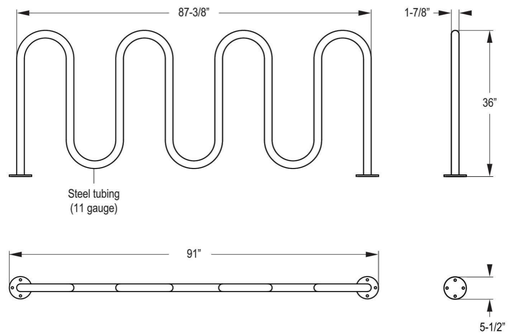
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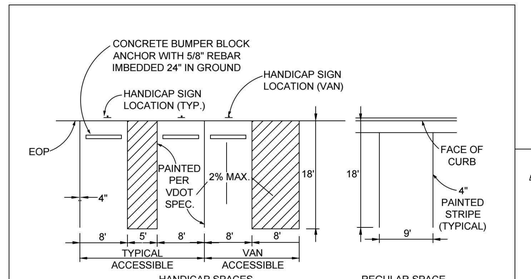
627 Amersale Dr
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

Model # CBBR-9UR-BK — **Dimension Sheet**

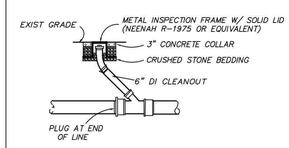
9 Bike Wave Bike Rack, Powder-Coated Black, Surface Mount



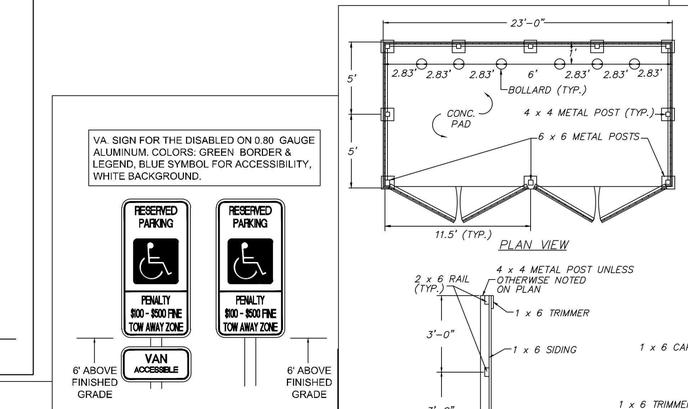
www.belson.com



TYPICAL PARKING SPACE DETAILS
No Scale

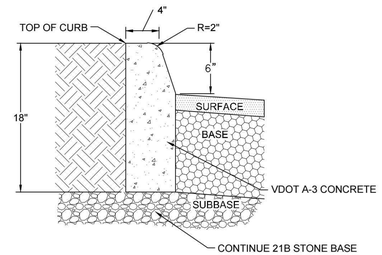


CLEANOUT DETAIL
No Scale



ADA PARKING SIGNS
No Scale

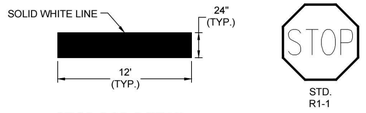
DUMPSTER PAD & ENCLOSURE DETAIL
No Scale



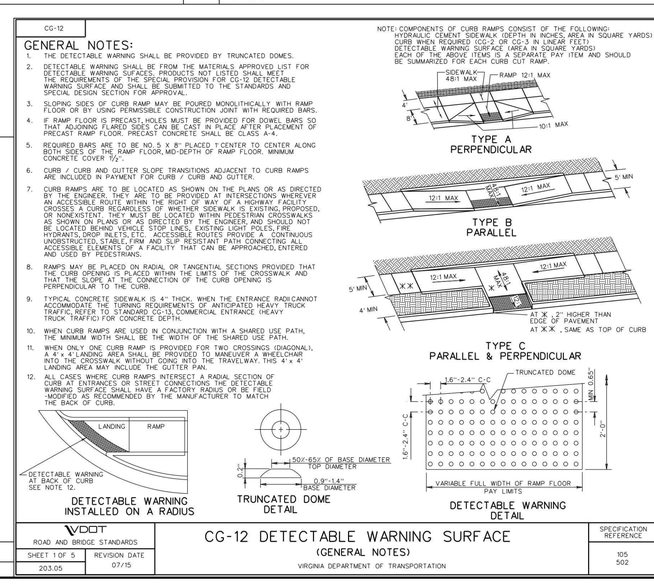
VDOT STANDARD CG-2 CURB
No Scale

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.



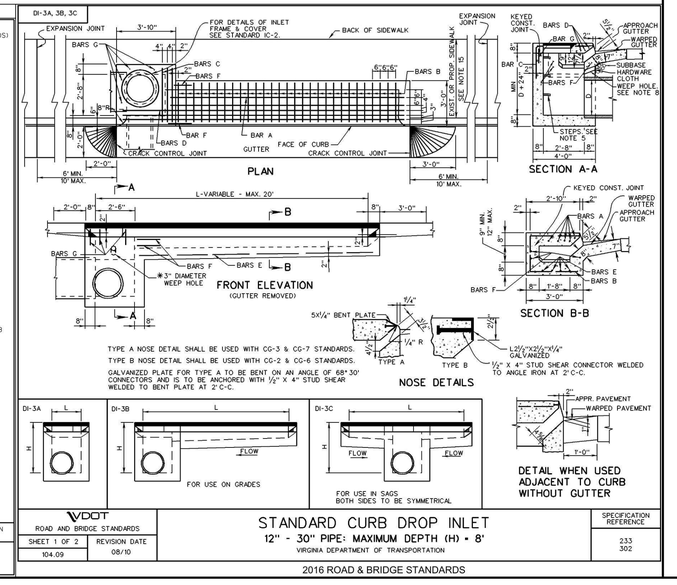
STRIPING & SIGNAGE NOTES & DETAILS
No Scale



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



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 Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
6/21/2022
PROFESSIONAL ENGINEER

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6/21/22	INITIAL SITE PLAN REVIEW COMMENTS

DATE: 6/21/2022
DRAWN BY: A. MABEE
DESIGNED BY: J. SHOWALTER
CHECKED BY: J. SHOWALTER
SCALE: N/A

PREMIER CIRCLE VSH BUILDING (PHASE 1)
ALBEMARLE COUNTY, VA

NOTES AND DETAILS

JOB NO. 46555
SHEET NO. C1.0

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Original Proffers ___X___
Amendment _____

PROFFER STATEMENT

ZMA 2020-00011

Project Name: **Premier Circle**

Parcel Number: **061M0-00-00-00600**

Owner of Record: **Tiota, Ltd.**

Date: January 25, 2021

Approximately 3.75 acres to be rezoned from C-1 Commercial to NMD – Neighborhood Model Development

Tiota, Ltd. is the sole owner (the "Owner") of Parcel Number 061M0-00-00-00600 (the "Property"), which is the subject of rezoning application ZMA 2020-00011, a project known as "Premier Circle" (the "Project"). The Project's conceptual plan, dated September 21, 2020, last revised January 4, 2021, prepared by BRW Architects and Timmons Group, is entitled "Premier Circle, ZMA 2020-00011, County of Albemarle, Virginia, Rio District" (the "Concept Plan"). A Code of Development, drafted by BRW Architects in accordance with *County Code* § 18-*20A.5*, specific to Parcel Number 061M0-00-00-0600, is entitled "Premier Circle, ZMA 2020-00011," dated September 21, 2020, last revised January 15, 2021.

Pursuant to *Albemarle County Code* § 18-33.3, the Owner hereby voluntarily proffers the conditions listed below, which will apply to the Property if it is rezoned to the zoning district identified above. These conditions are proffered as a part of the requested rezoning. The owner and applicant specifically deem the following proffers reasonable and appropriate, as conclusively evidenced by the signature(s) below.

1. **Premier Circle Improvements**:

(a) To contribute to traffic safety, the Owner must restripe the centerline and stop bars at each end of Premier Circle and repaint faded directional arrows or other traffic control striping in accordance with Virginia Department of Transportation (VDOT) standards. The Owner must complete such restriping before the County issues a Certificate of Occupancy for the building(s) constructed in Phase I of the Project.

(b) Within thirty (30) days of the issuance of a land disturbance permit for the Project, the Owner must trim vegetation obstructing free vehicular passage over the Premier Circle right-of-way, and, throughout the existence of the Project, will ensure that Premier Circle is kept clear of limbs and other vegetation that may impede safe passage over the road.

(c) No later than thirty (30) days following the issuance of a land disturbance permit for the Project, the Owner must install a stop sign at the southern terminus of Premier Circle, at its intersection with U.S. Route 29 North (Seminole Trail).

(d) Prior to issuance of the first Certificate of Occupancy, the Owner must construct sidewalks in the Premier Circle right-of-way to connect the entrance of the Project to the existing sidewalk system along U.S. Route 29 North (Seminole Trail) and to the transit stop described in the proffer below. The general location of the sidewalks within the Premier Circle right-of-way is shown on Sheet 5 of the Concept Plan. If the transit stop is located in front of the Project, the Owner must connect the sidewalk along Premier Circle to that transit stop.

(e) Commencing no later than thirty (30) days following site plan approval, the Owner must use commercially reasonable efforts to cause the Declaration, dated November 1, 1983, recorded in the Clerk's Office of the Circuit Court of Albemarle County in Deed Book 797, page 242 (the "Declaration") to be amended and/or restated to upgrade the applicable road standard, specify members' obligations to contribute to road maintenance, and add association governance provisions.

2. **Transit Stop**.

Following commencement of construction of Phase I of the Project, upon demand by the County of Albemarle, the Owner must construct a transit stop (the "Transit Stop") on the Property. The Transit Stop must be designed and constructed in coordination with, and is subject to the approval of, the appropriate County and transit authorities. The Transit Stop must incorporate pedestrian access and signage consistent with similar existing transit stops. The Owner must either (a) dedicate any portion(s) of the Transit Stop located on the Property to public use or (b) grant any easement necessary to allow public access and usage of the Transit Stop.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK.]

Signature Page for Proffer Statement for Premier Circle, ZMA 2020-00011
TMP 061M0-00-00-00600

OWNER:

TIOTA, LTD.,
a Virginia corporation

By: _____
Christopher S. Tyler, President

44296587v1

County of Albemarle
COMMUNITY DEVELOPMENT DEPARTMENT

401 McIntire Road, North Wing
Charlottesville, VA 22902-4579
Telephone: 434-296-5832
WWW.ALBEMARLE.ORG

March 24, 2021

Lori H. Schweller
Williams Mullen
321 East Main Street, Suite 400
Charlottesville VA 22902
lschweller@williamsmullen.com

RE: ZMA202000011 Premier Circle follow up Action Letter with Proffers

Dear Ms. Schweller,

On February 17, 2021, the Board of Supervisors took action on your Zoning Map Amendment on Tax Map Parcel Number 061M0000000600 in the Rio District. The Zoning Map Amendment was approved by the Board's adoption of the Ordinance and Proffers attached.

Please be advised that although the Albemarle County Board of Supervisors took action on the project noted above, no uses on the property may lawfully begin until all applicable approvals have been received and conditions have been met. This includes:

- **compliance with the approved ZONING MAP AMENDMENT**
- **approval of and compliance with a SITE PLAN; and**
- **approval of a ZONING COMPLIANCE CLEARANCE.**

Should you have questions regarding the above-noted action, please contact me on 434 296-5832 or email mnedostup@albemarle.org

Sincerely,
Megan Nedostup
Development Process Manager
Planning Division

CC. Tiota LTD
5513 Wyant Lane
Charlottesville VA 22903

Peidmont Housing Alliance Development Virginia
682 Berkmar Circle
Charlottesville VA 22903

Rebecca Ragsdale - Principal Planner,
Zoning Division

ORDINANCE NO. 21-A(3)
ZMA 2020-00011

AN ORDINANCE TO AMEND THE ZONING MAP FOR TAX PARCEL 061M0-00-00-00600

BE IT ORDAINED by the Board of Supervisors of the County of Albemarle, Virginia, that upon consideration of the transmittal summary and staff report prepared for ZMA 2020-00011 and their attachments, including the code of development dated January 4, 2021, the application plan dated January 15, 2021, and the proffers dated January 25, 2021, the information presented at the public hearing, any comments received, the material and relevant factors in Virginia Code § 15.2-2284 and County Code §§ 18-20A.1 and 18-33.27, and for the purposes of public necessity, convenience, general welfare and good zoning practices, the Board hereby approves ZMA 2020-00011 with the code of development dated January 4, 2021, the application plan dated January 15, 2021, and the proffers dated January 25, 2021.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of an Ordinance duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a regular meeting held on February 17, 2021.

_____
Clerk, Board of County Supervisors

	Aye	Nay
Mr. Gallaway	Y	____
Ms. LaPisto-Kirtley	Y	____
Ms. Mallek	Y	____
Ms. McKeel	Y	____
Ms. Palmer	Y	____
Ms. Price	Y	____

COMMONWEALTH OF VIRGINIA
Jonathan Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
6/21/2022
PROFESSIONAL ENGINEER

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DATE	REVISION DESCRIPTION
6/21/22	INITIAL SITE PLAN REVIEW COMMENTS

DATE 6/21/2022
DRAWN BY A. MABEE
DESIGNED BY J. SHOWALTER
CHECKED BY J. SHOWALTER
SCALE N/A

TIMMONS GROUP

PREMIER CIRCLE VSH BUILDING (PHASE 1)
ALBEMARLE COUNTY, VA
PROFFERS

JOB NO. 46555
SHEET NO. C1.2

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S:\1\03\46555-TJACH_Premier_Circle\DWG\Initial Site Plan App\CD\46555-103-C1-1-Proffers.dwg | Plotted on 6/21/2022 1:46 PM | by Aaron Mabee

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 Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
6/21/2022
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.

DATE	REVISION DESCRIPTION
6/21/22	INITIAL SITE PLAN REVIEW COMMENTS

DATE 6/21/2022
DRAWN BY A. MABEE
DESIGNED BY J. SHOWALTER
CHECKED BY J. SHOWALTER
SCALE 1"=30'

TIMMONS GROUP

PREMIER CIRCLE VSH BUILDING (PHASE 1)
ALBEMARLE COUNTY, VA
EXISTING CONDITIONS NOTES

JOB NO. 46555
SHEET NO. C2.0

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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
- X — FENCE-LINE
- CENTERLINE SWALE/DITCH
- EP — 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'

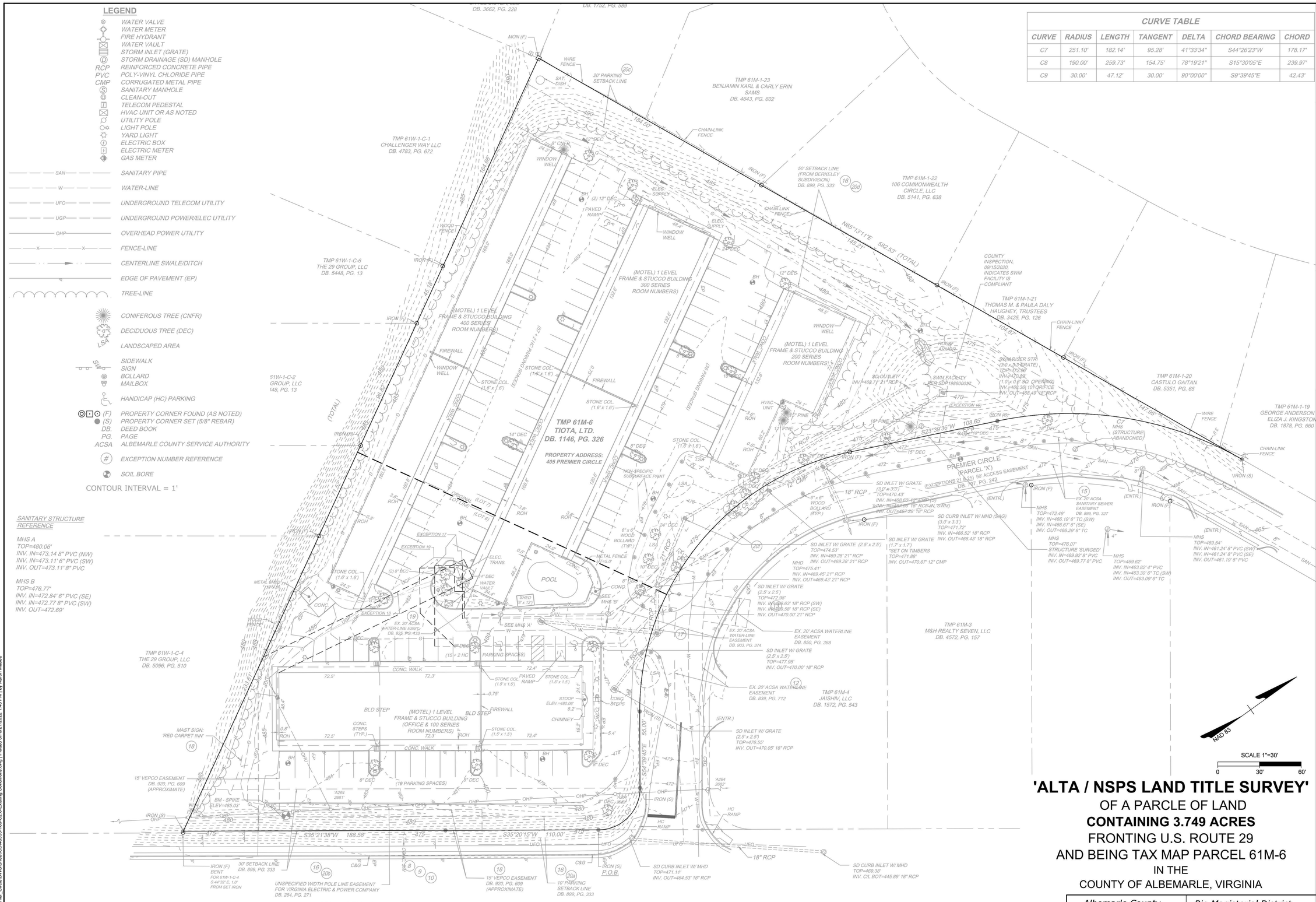
SANITARY STRUCTURE REFERENCE

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
C7	251.10'	182.14'	95.28'	41°33'34"	S44°26'23"W	178.17'
C8	190.00'	259.73'	154.75'	78°19'21"	S15°30'05"E	239.97'
C9	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
6/21/2022
PROFESSIONAL ENGINEER

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SCALE 1"=30'

TIMMONS GROUP

PREMIER CIRCLE VSH BUILDING (PHASE 1)
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

NOTES:

1. REMOVE ALL ASSOCIATED UTILITIES SERVICING THE BUILDINGS BEING REMOVED.
2. COORDINATE WITH ACSA FOR WATER PIPES AND STRUCTURES AND SANITARY SEWER PIPES AND STRUCTURES.
3. COORDINATE WITH UTILITY PROVIDERS FOR THE REMOVAL OF ELECTRICAL CONDUITS AND GAS SERVICE.
4. ABANDON UTILITY EASEMENTS WITH REMOVAL OF UTILITY PIPING.

COMMONWEALTH OF VIRGINIA
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SCALE 1"=20'

TIMMONS GROUP

PREMIER CIRCLE VSH BUILDING (PHASE 1)

ALBEMARLE COUNTY, VA

DEMOLITION PLAN

JOB NO. 46555
SHEET NO. C2.1

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EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION
THIS PROJECT INCLUDES A CONSTRUCTION OF RESIDENTIAL HOUSING AS WELL AS ADD SITE PARKING. THE LIMITS OF DISTURBANCE IS 1.75 ACRES.

ADJACENT PROPERTY
THESE IMPROVEMENTS ARE BEING MADE WITHIN THE PROPERTY BOUNDARY. THE PROPERTY IS BOUNDED BY COMMONWEALTH CIRCLE TO THE NORTH. COMMERCIAL PROPERTIES BORDER THE WEST AND EAST SIDE. THE SOUTH SIDE IS BORDERED BY SEMINOLE TRAIL.

EXISTING SITE CONDITIONS
THE SITE IS CURRENTLY THE LOCATION OF A RED CARPET INN.

OFF-SITE AREAS
NO OFF-SITE AREAS WILL BE DISTURBED AS A PART OF THIS PROJECT.

CRITICAL EROSION AREAS
NO CRITICAL EROSION AREA EXIST.

EROSION AND SEDIMENT CONTROL MEASURES
UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE CURRENT ADDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. THE MINIMUM STANDARDS OF THE VESCH SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE BY LOCAL AUTHORITIES HAVING JURISDICTION.

EROSION AND SEDIMENT CONTROL MAINTENANCE
ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH VESCH AND THE CONSTRUCTION SEQUENCE, INCLUDING THE INSPECTION OF ALL MEASURES AFTER ALL RAIN EVENTS.

STRUCTURAL PRACTICES:
1. TEMPORARY CONSTRUCTION ENTRANCE - 3.02 A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT THE LOCATION INDICATED ON THE PLANS. IT IS IMPERATIVE THAT THIS MEASURE BE MAINTAINED THROUGHOUT CONSTRUCTION. ITS PURPOSE IS TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PAVED PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.
2. SILT FENCE BARRIER - 3.05 SILT FENCE SEDIEMENT BARRIERS SHALL BE INSTALLED DOWNSLOPE OF AREAS WITH MINIMAL GRADES TO FILTER SETTLEMENT LADEN RUNOFF FROM SHEET FLOW AS INDICATED. ITS PRPOSE IS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
3. STORM DRAIN INLET PROTECTION - 3.07 STONE FILTERS SHALL BE PLACED AT THE INLET OF ALL DRAINAGE STRUCTURES AS INDICATED ON PLANS. ITS PURPOSE IS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM PRIOR TO PERMANENT STABILIZATION.
4. DUST CONTROL - 3.39 DUST CONTROL IS TO BE USED THROUGH THE SITE IN AREAS SUBJECT TO SURFACE AND AIR MOVEMENT
5. TREE PROTECTION - 3.38 PROTECTION OF DESIRABLE TRESS FROM MECHANICAL AND OTHER INJUSRY DURING LAND DISTURBING AND CONSTRUCTION ACTIVITY.

VEGETATIVE PRACTICES:
6. TEMPORARY SEEDING - 3.31 ALL DENUDED AREAS WHICH WILL BE LEFT DORMANT FOR MORE THAN 30 DAYS SHALL BE SEEDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING OF THOSE AREAS. SELECTION OF THE SEED MIXTURE SHALL DEPEND ON THE TIME OF YEAR IT IS APPLIED.
7. PERMANENT SEEDING - 3.32 FOLLOWING GRADING ACTIVITIES, ESTABLISH PERENNIAL VEGETATIVE COVER BY PLANTING SEED TO REDUCE EROSION, STABILIZE DISTURBED AREAS, AND ENHANCE NATURAL BEAUTY.

MANAGEMENT STRATEGIES
1. PROVIDE SEDIMENT TRAPPING MEASURES AS A FIRST STEP IN GRADING, SEED AND MULCH IMMEDIATELY FOLLOWING INSTALLATION.
2. PROVIDE TEMPORARY SEEDING OR OTHER STABILIZATION IMMEDIATELY AFTER GRADING.
3. ISOLATE TRENCHING FOR UTILITIES AND DRAINAGE FROM DOWNSTREAM CONVEYANCES IN ORDER TO MINIMIZE PERIMETER CONTROLS.
4. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THEY ARE NO LONGER REQUIRED TO COMPLY WITH THE CONTRACT DOCUMENTS OR STATE LAW.

PERMANENT STABILIZATION
ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISHED GRADING. SEEDING SHALL BE IN ACCORDANCE WITH STD. & SPEC. 3.32, PERMANENT SEEDING. SEED TYPE SHALL BE AS SPECIFIED FOR "MINIMUM CARE LAWNS" AND "GENERAL SLOPES" IN THE HANDBOOK FOR SLOPES LESS THAN 3:1. FOR SLOPES GREATER THAN 3:1, SEED TYPE SHALL BE AS SPECIFIED FOR "LOW MAINTENANCE SLOPES" IN TABLE 3.32-D OF THE HANDBOOK. FOR MULCH (STRAW OR FIBER) SHALL BE USED ON ALL SEEDED SURFACES. IN ALL SEEDING OPERATIONS SEED, FERTILIZER AND LIME SHALL BE APPLIED PRIOR TO MULCHING.

SEQUENCE OF INSTALLATION
PHASE I
1. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH ALBEMARLE COUNTY E&S INSPECTOR, CONTRACTOR, OWNER, AND ENGINEER. THIS MEETING SHALL TAKE PLACE AT THE COMMUNITY DEVELOPMENT OFFICE. CLEARING LIMITS MUST BE FLAGGED PRIOR TO THE MEETING WITH ONE (1) WEEK OF NOTICE.
2. INSTALL CONSTRUCTION ENTRANCE, TEMPORARY SEEDING, DUST CONTROL, INLET PROTECTION, SILT FENCE, AND TREE PROTECTION. NO WORK SHALL BEGIN IN THOSE AREAS UNTIL ALL ESC MEASURES IN THOSE AREAS ARE INSTALLED.
3. AFTER ALL EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE, SITE WORK CON BEGIN.
4. ROUGH GRADE PROJECT AREA.
5. SEED ALL DENUDED AREAS PER VESCH STANDARDS.

PHASE II
1. FINE GRADE PROJECT AREA. APPLY PERMANENT SOIL STABILIZATION TO THESE AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS ACHIEVED.
2. APPLY PERMANENT SOIL STABILIZATION TO THESE AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS ACHIEVED. SILT FENCE AND INLET PROTECTION MUST BE MAINTAINED THROUGH GRADING AND CONSTRUCTION.
3. ONCE CONSTRUCTION IS COMPLETE AND ALL CONTRIBUTING AREAS ARE STABILIZED, EROSION CONTROL MEASURES CAN BE REMOVED UPON APPROVAL FROM THE E&S INSPECTOR.

GENERAL CONSTRUCTION NOTES FOR EROSION AND SEDIMENT CONTROL

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

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

ES-1: UNLESS OTHERWISE INDICATED, CONSTRUCT AND MAINTAIN ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.

ES-2: THE CONTROLLING EROSION AND SEDIMENT CONTROL AUTHORITY WILL MAKE A CONTINUING REVIEW AND EVALUATION OF THE METHODS AND EFFECTIVENESS OF THE EROSION CONTROL PLAN.

ES-3: PLACE ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO OR AS THE FIRST STEP IN CLEARING, GRADING, OR LAND DISTURBANCE.

ES-4: MAINTAIN A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN ON THE SITE AT ALL TIMES.

ES-5: PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFFSITE BORROW OR WASTE AREA), SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE ARCHITECT/ENGINEER AND THE CONTROLLING EROSION AND SEDIMENT CONTROL AUTHORITY FOR REVIEW AND ACCEPTANCE.

ES-6: PROVIDE ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE RESPONSIBLE LAND DISTURBER. (MODIFIED NOTE)

ES-7: ALL DISTURBED AREAS SHALL DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND-DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT.

ES-8: DURING DEWATERING OPERATIONS, PUMP WATER INTO AN APPROVED FILTERING DEVICE.

ES-9: INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF- PRODUCING RAINFALL EVENT. MAKE ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES IMMEDIATELY.

SOILS INFORMATION:

27B - ELIOAK LOAM, 2 TO 7 PERCENT SLOPES, MORE THAN 80 INCHES TO RESTRICTIVE FEATURES, WELL DRAINED, HYDROLOGIC SOIL GROUP: B

88 - UDORTHENTS, LOAMY, 2 TO 25 PERCENT SLOPES, MORE THAN 80 INCHES T O RESTRICTIVE FEATURES

91 - URBAN LAND, 0 TO 25 PERCENT SLOPES, 10 INCHES TO DENSIC MATERIALS

MINIMUM STANDARDS:

AN EROSION AND SEDIMENT CONTROL PROGRAM ADOPTED BY A DISTRICT OR LOCALITY MUST BE CONSISTENT WITH THE FOLLOWING CRITERIA, TECHNIQUES AND METHODS:

MS-1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

MS-2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

MS-3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.

MS-4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.

MS-5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

MS-6. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN.
A. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAN THREE ACRES.
B. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25-YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.

MS-7. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

MS-8. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.

MS-9. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.

MS-10. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

MS-11. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.

MS-12. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.

MS-13. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.

MS-14. ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.

MS-15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.

MS-16. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

MS-17. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.

MS-18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

MS-19. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE STANDARDS AND CRITERIA LISTED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, CHAPTER 8 PAGES 20-24.

COMMONWEALTH OF VIRGINIA
Jonathan Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
6/21/2022
PROFESSIONAL ENGINEER

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DATE	REVISION DESCRIPTION
6/21/22	INITIAL SITE PLAN REVIEW COMMENTS

DATE 6/21/2022
DRAWN BY A. MABEE
DESIGNED BY J. SHOWALTER
CHECKED BY J. SHOWALTER
SCALE N/A

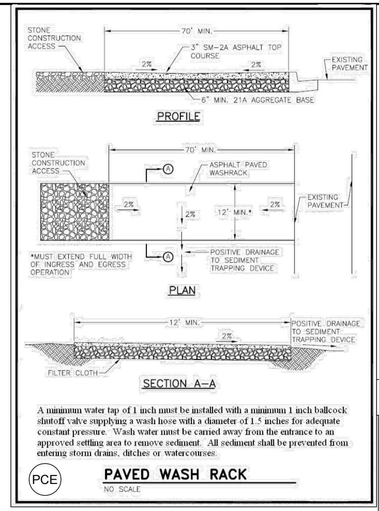
TIMMONS GROUP

PREMIER CIRCLE VSH BUILDING (PHASE 1)
ALBEMARLE COUNTY, VA
EROSION & SEDIMENT CONTROL NOTES & DETAILS

JOB NO. 46555
SHEET NO. C3.0

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S:\103\46555.1\ACAD_Premier_Circle\DWG\Sheet\C3\46555-103-C3.0-Erosion and Sediment Control Notes and Details.dwg | Plotted on 6/21/2022 1:46 PM | by Aaron Mabee

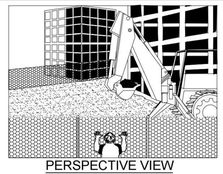


A minimum water tap of 1 inch must be installed with a minimum 1 inch ballcock shutoff valve supplying a wash hose with a diameter of 1.5 inches for adequate constant pressure. Wash water must be carried away from the entrance to an approved settling area to remove sediment. All sediment shall be prevented from entering storm drains, ditches or watercourses.

PCE

PAVED WASH RACK

NO SCALE

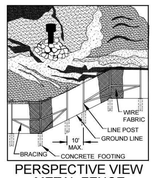


PERSPECTIVE VIEW

POLYETHYLENE FABRIC (ATTACH TO POSTS WITH METAL TIE WIRES)



PERSPECTIVE VIEW
PLASTIC FENCE



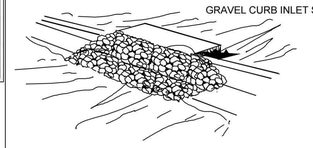
PERSPECTIVE VIEW
METAL FENCE

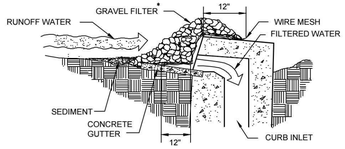
SAF 3.1-1

SAFETY FENCE

No Scale

GRAVEL CURB INLET SEDIMENT FILTER





* GRAVEL SHALL BE VDOT #3, #357 OR 5 COARSE AGGREGATE.

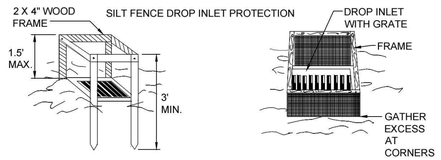
IP

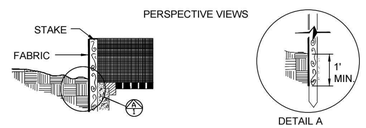
SPECIFIC APPLICATION: THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

3.07- 6

STORMWATER INLET PROTECTION

No Scale





ELEVATION OF STAKE AND FABRIC ORIENTATION

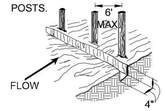
SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) WHERE THE INLET SHEET OR OVERLAND FLOWS (NOT EXCEEDING 1 C.F.S.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

IP 3.07-1

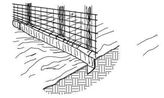
STORM DRAIN INLET PROTECTION

No Scale

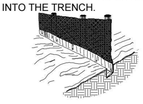
1. SET POSTS AND EXCAVATE A 4"X4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.



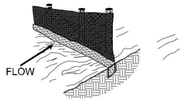
2. STAPLE WIRE FENCING TO THE POSTS.



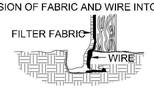
3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



EXTENSION OF FABRIC AND WIRE INTO THE TRENCH.



SF 3.05-1

CONSTRUCTION OF A SILT FENCE

No Scale

TABLE 3.32-D
SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA

	TOTAL LBS. PER ACRE
MINIMUM CARE LAWN	
COMMERCIAL OR RESIDENTIAL	175-200 LBS.
KENTUCKY 31 OR TURF-TYPE TALL FESCUE	90-100%
IMPROVED PERENNIAL RYEGRASS	0-5%
KENTUCKY BLUEGRASS	0-5%
GENERAL SLOPE (3:1 OR LESS)	
KENTUCKY 31 FESCUE	128 LBS.
RED TOP GRASS	2 LBS.
SEASONAL NURSE CROP *	20 LBS.
	150 LBS.
LOW-MAINTENANCE SLOPE (STEEPER THAN 3:1)	
KENTUCKY 31 FESCUE	108 LBS.
RED TOP GRASS	2 LBS.
SEASONAL NURSE CROP *	20 LBS.
CROWNVETCH **	20 LBS.
	150 LBS.

* USE SEASONAL NURSE CROP IN ACCORDANCE WITH SEEDING DATES AS STATED BELOW:
FEBRUARY 16TH THROUGH APRIL..... ANNUAL RYE
MAY 1ST THROUGH AUGUST 15TH..... FOXTAIL MILLET
AUGUST 16TH THROUGH OCTOBER..... ANNUAL RYE
NOVEMBER THROUGH FEBRUARY 15TH..... WINTER RYE

** SUBSTITUTE SERICEA LESPEDEZA FOR CROWNVETCH EAST OF FARMVILLE, VA (MAY THROUGH SEPTEMBER USE HULLED SERICEA, ALL OTHER PERIODS, USE UNHULLED SERICEA). IF FLATPEA IS USED IN LIEU OF CROWNVETCH, INCREASE RATE TO 30 LBS./ACRE. ALL LEGUME SEED MUST BE PROPERLY INOCULATED. WEEPING LOVEGRASS MAY BE ADDED TO ANY SLOPE OR LOW-MAINTENANCE MIX DURING WARMER SEEDING PERIODS; ADD 10-20 LBS./ACRE IN MIXES.

PS

PERMANENT SEEDING MIX FOR PIEDMONT AREA

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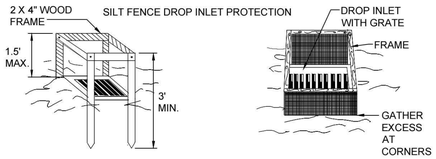
TABLE 3.31-B
ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS
"QUICK REFERENCE FOR ALL REGIONS"

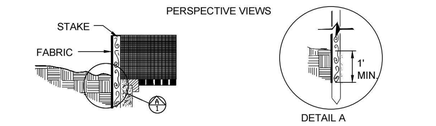
PLANTING DATES	SPECIES	RATE (LBS./ACRE)
SEPT. 1 - FEB. 15	50/50 MIX OF ANNUAL RYEGRASS (LOLIUM MULTI-FLORUM) & CEREAL (WINTER) RYE (SECALE CEREALE)	50-100
FEB. 16 - APR. 30	ANNUAL RYEGRASS (LOLIUM MULTI-FLORUM)	60-100
MAY 1 - AUG. 31	GERMAN MILLET (SETARIA ITALICA)	50

TS

TEMPORARY SEEDING PLANT MATERIALS

No Scale





ELEVATION OF STAKE AND FABRIC ORIENTATION

SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) WHERE THE INLET SHEET OR OVERLAND FLOWS (NOT EXCEEDING 1 C.F.S.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

IP 3.07-1

STORM DRAIN INLET PROTECTION

No Scale



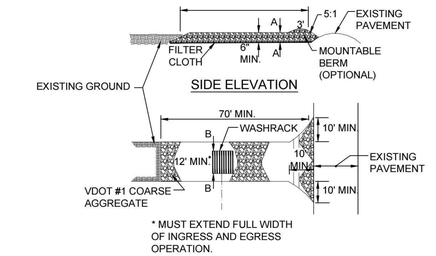
STANDARD ORANGE VINYL OR PLASTIC CONSTRUCTION FENCE ATTACHED TO POSTS (PRE-WEATHERED WOOD, GALVANIZED STEEL, IRON OR THICK PVC PLASTIC), AT LEAST 40" ABOVE FINISH GRADE WITH SPAN BETWEEN POSTS NO GREATER THAN 6' ON CENTER. EVERY NINTH POST SHALL CONTAIN A WARNING SIGN THAT CLEARLY IDENTIFIES THE FENCE AS A TREE PROTECTION FENCE.

TP 3.38

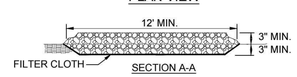
NO SCALE

TREE PROTECTION

No Scale



PLAN VIEW



CE 3.02-1

STONE CONSTRUCTION ENTRANCE

No Scale

COMMONWEALTH OF VIRGINIA
Jonathan M. Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
6/21/2022
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
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DATE	REVISION DESCRIPTION
6/21/22	INITIAL SITE PLAN REVIEW COMMENTS

DATE 6/21/2022
DRAWN BY A. MABEE
DESIGNED BY J. SHOWALTER
CHECKED BY J. SHOWALTER
SCALE N/A

TIMMONS GROUP

PREMIER CIRCLE VSH BUILDING (PHASE 1)
ALBEMARLE COUNTY, VA
EROSION & SEDIMENT CONTROL NOTES & DETAILS

JOB NO. 46555
SHEET NO. C3.1

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S:\103\46555-TJACH_Premier_Circle\DWG\Sheet\C3\46555-103-C3.0-Erosion and Sediment Control Notes and Details.dwg | Plotted on 6/21/2022 1:48 PM | by Aaron Mabee

EROSION CONTROL LEGEND

			*
		LIMITS OF CLEARING AND GRADING	-
		DRAINAGE DIVIDE	-
		SOIL AREA DIVIDE	-
SAF	SAF	SAFETY FENCE	3.01
PCE		PAVED CONSTRUCTION ENTRANCE	3.02
SF		SILT FENCE	3.05
IP		INLET PROTECTION	3.07
DD		DIVERSION DIKE	3.09
ST		SEDIMENT TRAP	3.13
OP		OUTLET PROTECTION	3.18
TS		TEMPORARY SEEDING	3.31
PS		PERMANENT SEEDING	3.32
MU		MULCHING	3.35
TP	TP	TREE PROTECTION FENCE	3.38
DC		DUST CONTROL	3.39
BM		AREAS STEEPER THAN 3:1 TO BE STABILIZED WITH STABILIZATION BLANKET	3.36

* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER

LIMITS OF DISTURBANCE = 1.75 ACRES

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-6
TIOTA, LTD.
DB. 1146, PG. 326

PROPERTY ADDRESS:
405 PREMIER CIRCLE

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

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

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

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

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

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

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

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

POOL

SHED
(8' x 12')

(15 + 2 HC
PARKING SPACES)

(7 + 1 HC PARKING SPACES)

(8 PARKING SPACES)

SD INLET W/ GRADE
(1.7' x 1.7')
"SET ON TIMBERS
TOP=471.85'
INV. OUT=470.67' 12" CMP

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

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

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

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

SD INLET W/ GRADE
(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 OUTLET
INV.=468.01' 21" RCP

MHS
TOP=476.07'
STRUCTURE 'SURGED'
INV. IN=469.92' 8" PVC
INV. OUT=469.77' 8" PVC

MHS
TOP=472.49'
INV. IN=466.19' 6
INV. IN=466.67' 6
INV. OUT=466.2

SWM RISER STR.
(5.0' x 3.3' GRATE)
TOP=472.08'
INV.=470.83'
(1.0' x 0.5' SQ. OPENING)
INV.=468.30' 10" ORIFICE
INV. OUT=468.49' 18" RCP

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

EX. 20' ACSA WATERLINE
EASEMENT
DB. 905, PG. 374

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

EX. 20' ACSA WATER-LINE EASMT.
DB. PG. 433

SEE MHS 'A'

MAST SIGN:
'RED CARPET INN'

NON-SPECIFIC
SUBSURFACE PAINT

ROCK
ARMOR

COUNTY INSPECTION
10/15/2020, INDICATES SWM
FACILITIES COMPLIANT

NAD 83

SCALE 1"=20'
0 20' 40'

JONATHAN M. SHOWALTER
Lic. No. 0402057151
6/21/2022
PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA

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DESIGNED BY J. SHOWALTER
CHECKED BY J. SHOWALTER
SCALE 1"=20'

TIMMONS GROUP

PREMIER CIRCLE VSH BUILDING (PHASE 1)

ALBEMARLE COUNTY, VA

EROSION & SEDIMENT CONTROL PHASE I

JOB NO. 46555
SHEET NO. C3.2

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EROSION CONTROL LEGEND

			*
		LIMITS OF CLEARING AND GRADING	-
		DRAINAGE DIVIDE	-
		SOIL AREA DIVIDE	-
SAF	SAF	SAFETY FENCE	3.01
PCE		PAVED CONSTRUCTION ENTRANCE	3.02
SF		SILT FENCE	3.05
IP		INLET PROTECTION	3.07
RWD DD		DIVERSION DIKE	3.09
ST		SEDIMENT TRAP	3.13
OP		OUTLET PROTECTION	3.18
TS		TEMPORARY SEEDING	3.31
PS		PERMANENT SEEDING	3.32
MU		MULCHING	3.35
TP	TP	TREE PROTECTION FENCE	3.38
DC		DUST CONTROL	3.39
BM		AREAS STEEPER THAN 3:1 TO BE STABILIZED WITH STABILIZATION BLANKET	3.36

* "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" SPECIFICATION NUMBER

LIMITS OF DISTURBANCE = 1.75 ACRES

SWALE CENTER LINE; MIN. 1.0% SLOPE

5' SETBACK

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-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

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

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

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

EX GND 480.36

EX GND 477.97

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 CURB INLET W/ MHD (SAG) (3.0' x 3.3') TOP=471.12' 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=471.85' 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=473.41' INV. IN=469.45' 21" RCP INV. OUT=469.43' 21" RCP

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

EX. 20' ACSA WATERLINE EASEMENT DB. 903, PG. 374

SD INLET W/ GRATE (2.5' x 2.5') TOP=473.08' 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

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

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

MHS TOP=476.07' STRUCTURE 'SURGED' INV. IN=469.92' 8" PVC INV. OUT=469.77.6" PVC

MHS TOP=472.49' INV. IN=466.19' 6 INV. IN=466.67' 6 INV. OUT=466.25

SD OUTLET INV.=468.01' 21" RCP

COUNTY INSPECTION 10/15/2020, INDICATES SWM FACILITY IS COMPLIANT

SWM RISER STR. (5.0' x 3.3' GRATE) TOP=472.08' INV.=470.83' (1.0' x 0.8' SQ. OPENING) INV.=468.30'10" ORIFICE INV. OUT=468.49' 18" RCP

STONE COL. (1.5' x 1.5')

CONC. WALK

CONC. STEPS (TYP.)

FIREWALL

CHIMNEY

STOOP ELEV.=480.06'

MAST SIGN: ID CARPET INN

NAD 83

SCALE 1"=20'

0 20' 40'

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DATE 6/21/2022
DRAWN BY A. MABEE
DESIGNED BY J. SHOWALTER
CHECKED BY J. SHOWALTER
SCALE 1"=20'

PREMIER CIRCLE VSH BUILDING (PHASE 1)

ALBEMARLE COUNTY, VA

EROSION & SEDIMENT CONTROL PHASE II

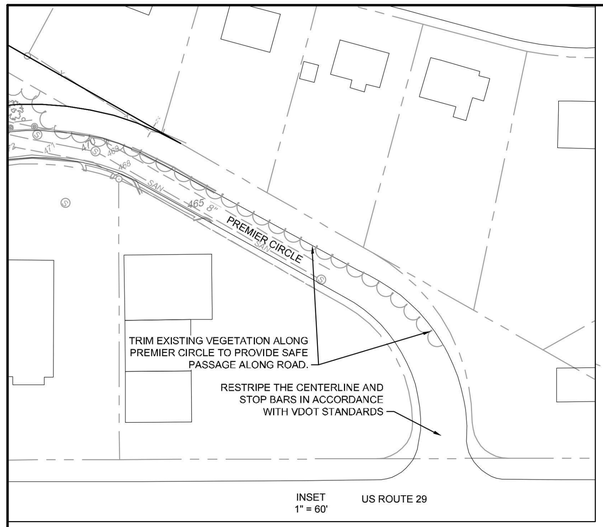
JOB NO. 46555
SHEET NO. C3.3

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COMMONWEALTH OF VIRGINIA
Jonathan M. Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
6/21/2022
PROFESSIONAL ENGINEER

S:\105\46555\TJ\ACH_Premier_Circle\DWG\Sheet\CD\46555-103-C3.3-Erosion and Sediment Control Phase II.dwg | Plotted on 6/21/2022 1:47 PM | by Aaron Mabee



HATCH LEGEND

- SIDEWALK
- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- GRAVEL SHOULDER

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

TMP 61W-1-C-2
THE 29 GROUP, LLC
DB. 5448, PG. 7

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-4
JAISHIV, LLC
DB. 1572, PG. 543

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

CHAIN-LINK FENCE
WOOD FENCE
IRON (F)
IRON (S)

ACCESSIBLE DUMPSTER. SEE ARCHITECTS PLAN FOR DETAILS
5' SETBACK
7' X 10' PAD FOR BIKE RACKS
7 LOOP
9 BIKES
SEE SHEET C1.1
10' X 3.5' GENERATOR PAD
RETAINING WALL WITH VDOT STANDARD HR-2 PEDESTRIAN GUARDRAIL OR CHAIN LINK FENCE
FLUSH CURB
CG-12 RAMP
1' WIDE GRAVEL SHOULDER
WHEELSTOP (TYP.)
PROPOSED PROPERTY LINE FOR PHASE 1
PHASE 1
VIRGINIA SUPPORTIVE HOUSING
4-STORIES
80 UNITS
COURTYARD (APPROX. 2,950 SF)
GARDEN AREA (APPROX. 1,900 SF)
DOMESTIC WATER LINE AND METER
FIRE SERVICE CONNECTION
FDC
PIV
11.5° BEND
20' ACSA EASEMENT
NEW WATER METER TO SERVE FRONT MOTEL BUILDING TO REMAIN
TIE WATERLINE TO EXISTING WATER LINE TO THE WEST. CONTRACTOR TO LOCATE LINE PRIOR TO BEGINNING CONSTRUCTION AND COORDINATE WITH ENGINEER.
RELOCATED FIRE HYDRANT ASSEMBLY
SANITARY SEWER CONNECTION; ADJUST TOP AS REQUIRED TO MATCH PROPOSED GRADE
TAPPING SLEEVE AND VALVE
31 UNITS, OFFICE, AND UTILITY ROOM TO REMAIN IN USE IN EXISTING BUILDING
5' X 7' UTILITY TRANSFORMER
POTENTIAL LOCATION FOR FUTURE TRANSIT STOP TO BE CONSTRUCTED AND PLACED IN SERVICE AT THE DEMAND OF THE COUNTY
NEW WATER METER AND SERVICE LINE TO SERVE BACK MOTEL BUILDING TO REMAIN
10 UNITS, MANAGER OFFICE, AND UTILITY AND LAUNDRY ROOM TO REMAIN IN USE IN EXISTING BUILDING
(MOTEL) 1 LEVEL FRAME & STUCCO BUILDING 200 SERIES ROOM NUMBERS)
EXTEND 20' WATER EASEMENT
WATER METER AND CORP STOP
EXTEND EXISTING WATER MAIN
EX. 20' ACSA WATERLINE EASEMENT DB. 903, PG. 374
CORP STOP
PORTION OF SIDEWALK AND CURB TO BE ASPHALT
EXISTING FIRE HYDRANT TO REMAIN
6' WIDE CROSSWALK STRIPED PER VDOT STANDARDS
PORTION OF SIDEWALK AND CURB TO BE ASPHALT
DB. 639, PG. 712
SD INLET W/ GRADE (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/ GRADE (2.5' x 2.5') TOP=476.55' INV. OUT=470.05' 18" RCP
SD INLET W/ GRADE (1.7' x 1.7') "SET ON TIMBERS" TOP=471.88' INV. OUT=470.67' 12" CMP
SD INLET W/ GRADE (2.5' x 2.5') TOP=474.53' INV. IN=469.28' 21" RCP INV. OUT=469.28' 21" RCP
SD CURB INLET W/ MHD (SAG) (3.0' x 3.3') TOP=471.72' INV. IN=466.52' 18" RCP INV. OUT=468.43' 18" RCP
MHS TOP=476.07' STRUCTURE 'SURGED' INV. IN=469.92' 8" PVC INV. OUT=469.77' 8" PVC
MHS TOP=472.49' INV. IN=468.19' INV. IN=468.67' INV. OUT=468.5
MHD TOP=475.41' INV. IN=469.45' 21" RCP INV. OUT=469.43' 21" RCP
SD OUTLET INV.=468.71' 21" RCP
SWM RISER STR. (3.0' x 3.3' GRATE) TOP=472.98' INV.=470.83' (1.0' x 0.8' SQ. OPENING) INV.=468.38' 10" ORIFICE INV. OUT=468.40' 18" RCP
COUNTY INSPECTION, 09/15/2020, INDICATES SWM FACILITY IS COMPLIANT
ROCK ARMOR
WINDOW WELL
HVAC UNIT
PARKING SPACES
CONC. WALK
STONE COL. (1.5' x 1.5')
STOOP ELEV.=480.06'
CONC. STEPS
BLD STEP
FIREWALL
CHIMNEY
MAST SIGN: "ED CARPET INN"
CG-2
CG-6
CG-12
R5'
R10'
R25'
9' (TYP.)
18' (TYP.)
24'
26'
25.19'
24.21'
12.93'
5'
8'
10'
18'
20'
0.75'
5.4'
0.8' ROH
3.8' ROH
21" RCP
18" RCP
12" CMP
12" DEC
15" DEC
18" DEC
15" PINE
11" PINE
18" PINE
24" DEC
8" SAN
(TOTAL)
(EXCEPTION 19)
(EXCEPTIONS 21 & 25) 50' ACCESS EASEMENT DB. 797, PG. 242
PREMIER CIRCLE (PARCEL 'X')
(ENTR.)
HC RAMP
UFO
NAD 83
SCALE 1"=20'
0 20' 40'

INSET
1" = 20'
INSTALL STOP SIGN PER VDOT STANDARDS

COMMONWEALTH OF VIRGINIA
Jonathan Showalter
JONATHAN M. SHOWALTER
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REVISION DESCRIPTION	DATE
INITIAL SITE PLAN REVIEW COMMENTS	6/21/22

DATE 6/21/2022
DRAWN BY A. MABEE
DESIGNED BY J. SHOWALTER
CHECKED BY J. SHOWALTER
SCALE 1"=20'

TIMMONS GROUP

PREMIER CIRCLE VSH BUILDING (PHASE 1)

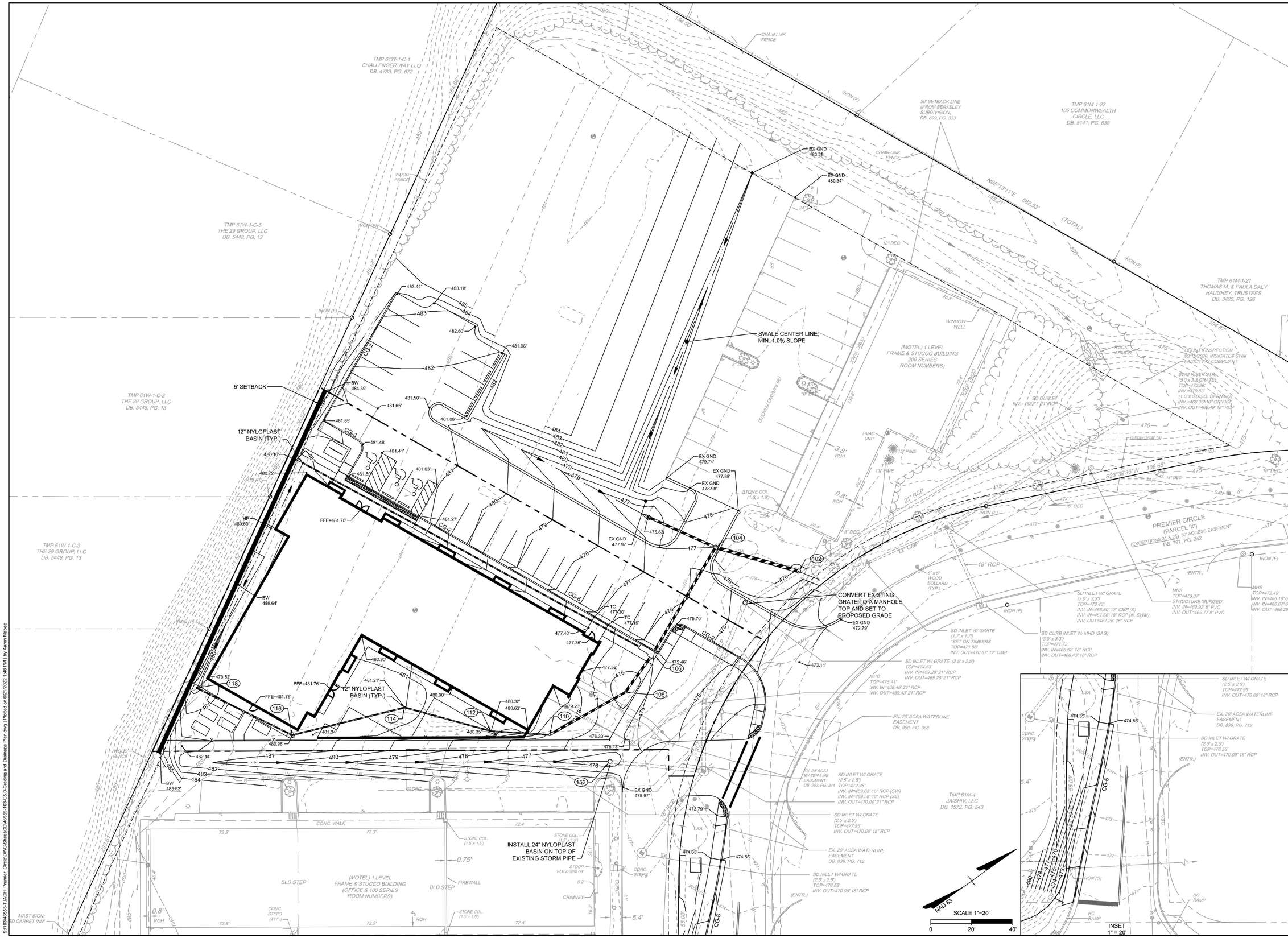
ALBEMARLE COUNTY, VA

SITE LAYOUT

JOB NO. 46555
SHEET NO. C4.0

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CHECKED BY J. SHOWALTER
SCALE 1"=20'

TIMMONS GROUP

PREMIER CIRCLE VSH BUILDING (PHASE 1)

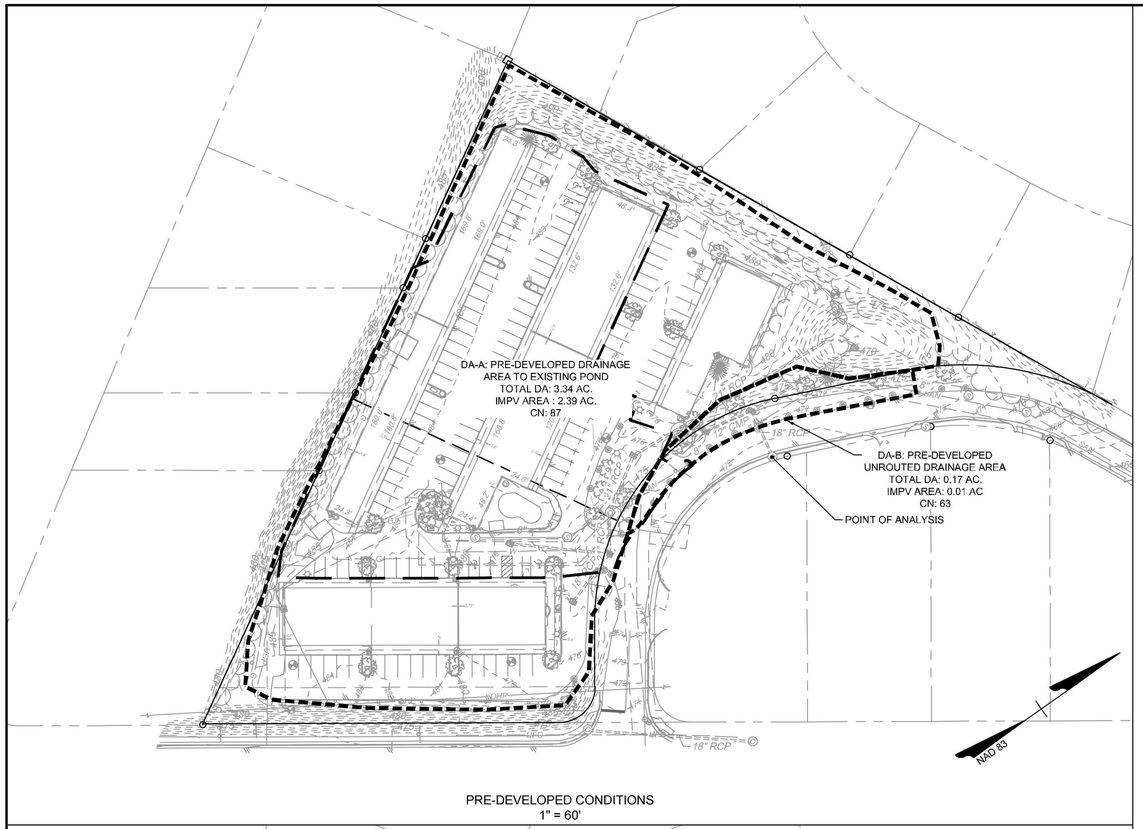
ALBEMARLE COUNTY, VA

GRADING AND DRAINAGE PLAN

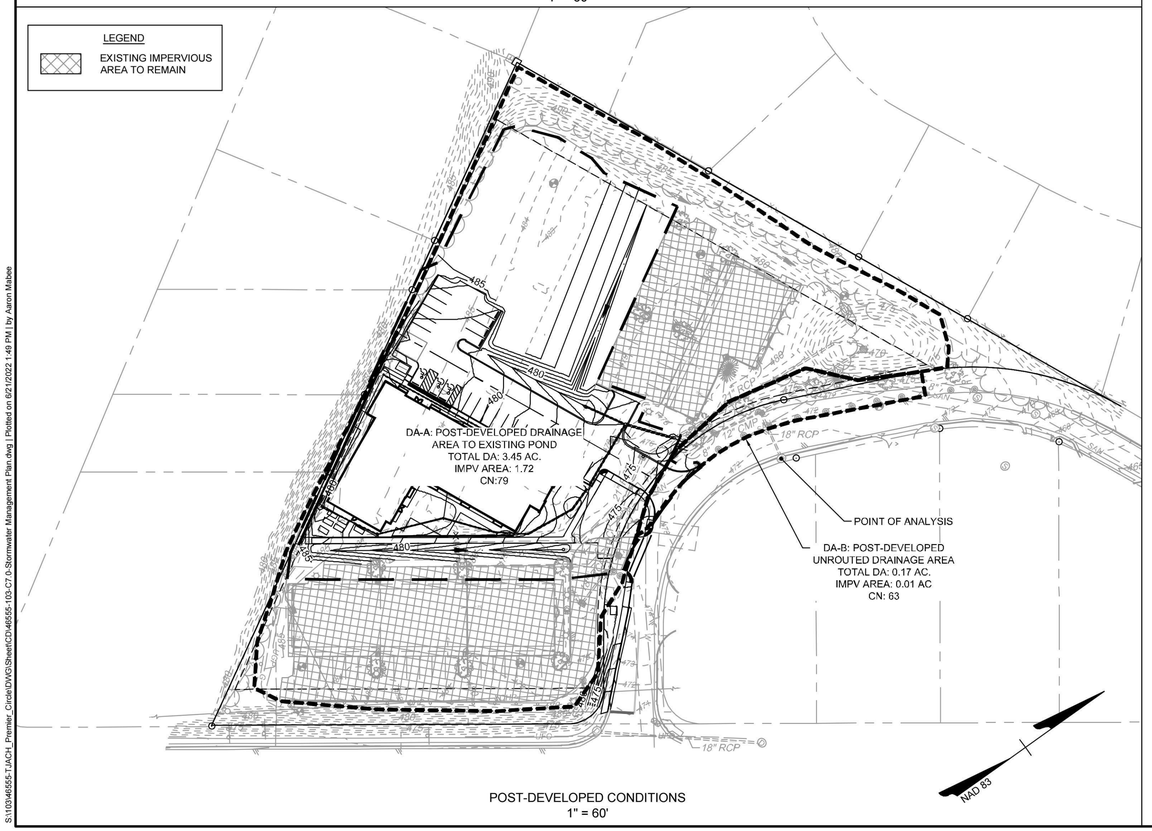
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PRE-DEVELOPED CONDITIONS
1" = 60'



POST-DEVELOPED CONDITIONS
1" = 60'

WATER QUANTITY CALCULATIONS:

CHANNEL PROTECTION (ENERGY BALANCE):

$Q_{POST\text{-}DEV\ TOTAL} \leq 0.8 * (Q_{PRE\text{-}DEV\ ON\text{-}SITE} * RV_{PRE\text{-}DEV}) / RV_{POST\text{-}DEV}$

4.82 CFS ≤ 0.8 * (6.77 CFS * 0.459 AC/FT) / 0.321 AC/FT

OK 4.82 CFS ≤ 7.74 CFS

FLOOD PROTECTION:

POST-DEVELOPED Q_{10} ≤ PRE-DEVELOPED Q_{10}

OK 12.75 CFS (POST-DEVELOPED Q_{10}) ≤ 14.46 CFS (PRE-DEVELOPED Q_{10})

STORMWATER QUALITY CALCULATIONS:

SUMMARY FROM RUNOFF REDUCTION SPREAD SHEET FOR REDEVELOPMENT (SEE CALC. BOOK):

DISTURBED AREA: 1.75 ACRES

PRE-DEVELOPMENT LAND COVER:

B SOILS:

0.28 AC TURF

1.47 AC IMPERVIOUS

POST-DEVELOPMENT LAND COVER:

B SOILS:

0.95 AC TURF

0.80 AC IMPERVIOUS

REQUIRED REMOVAL: NO REMOVAL REQUIRED

COMMONWEALTH OF VIRGINIA
JONATHAN M. SHOWALTER
Lic. No. 0402057151
6/21/2022
PROFESSIONAL ENGINEER

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DATE	REVISION DESCRIPTION
6/21/22	INITIAL SITE PLAN REVIEW COMMENTS

DATE 6/21/2022
DRAWN BY A. MABEE
DESIGNED BY J. SHOWALTER
CHECKED BY J. SHOWALTER
SCALE 1"=60'

TIMMONS GROUP

PREMIER CIRCLE VSH BUILDING (PHASE 1)

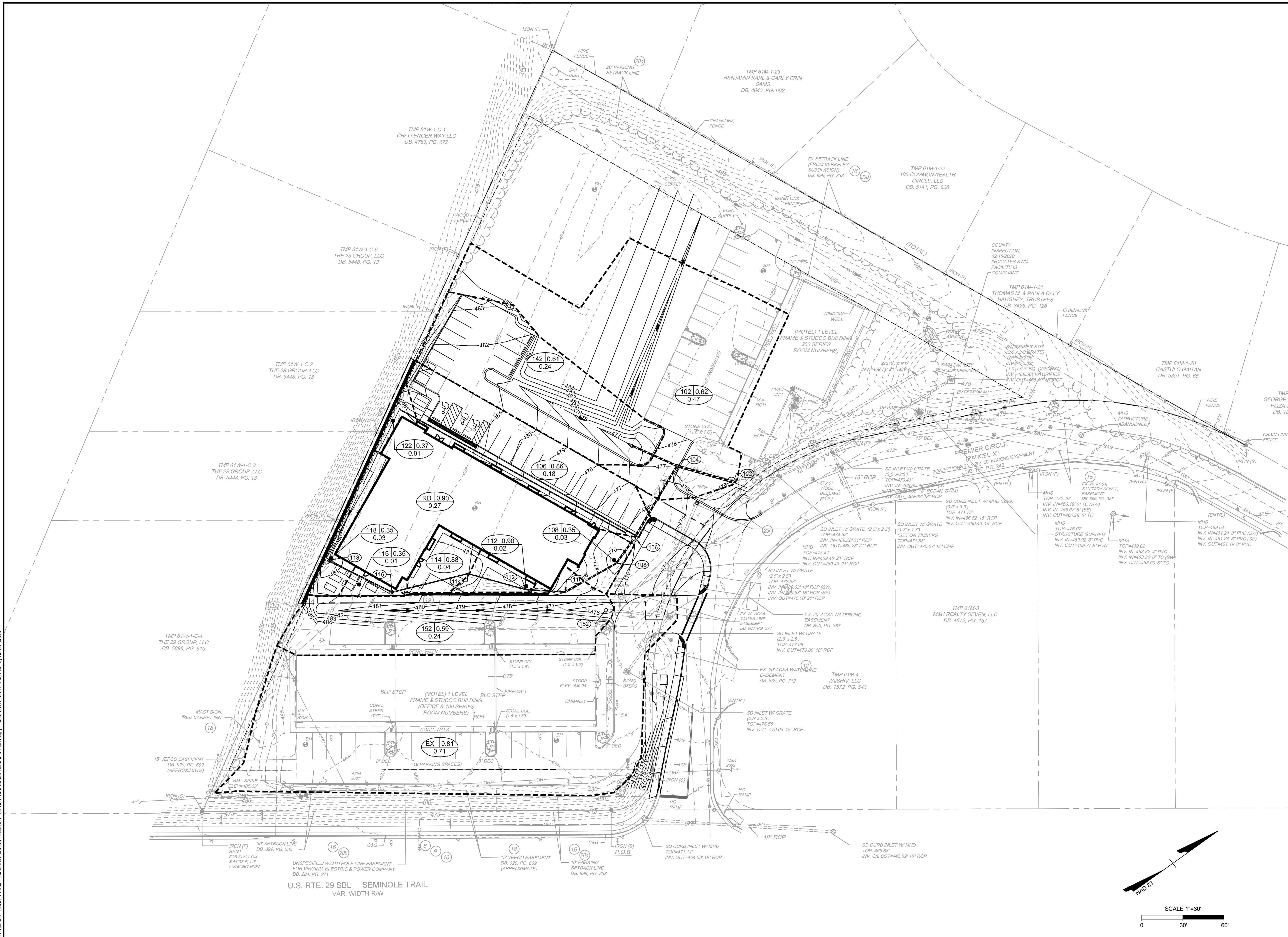
ALBEMARLE COUNTY, VA

STORMWATER MANAGEMENT PLAN

JOB NO. 46555
SHEET NO. C6.0

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DATE: 6/21/2022

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DESIGNED BY: J. SHOWALTER

CHECKED BY: J. SHOWALTER

SCALE: 1"=30'

TIMMONS GROUP

PREMIER CIRCLE VSH BUILDING (PHASE 1)

ALBEMARLE COUNTY, VA

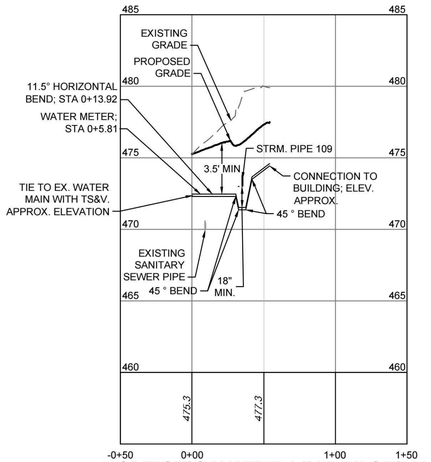
INLET DRAINAGE AREA MAP

JOB NO. 46555

SHEET NO. C6.1

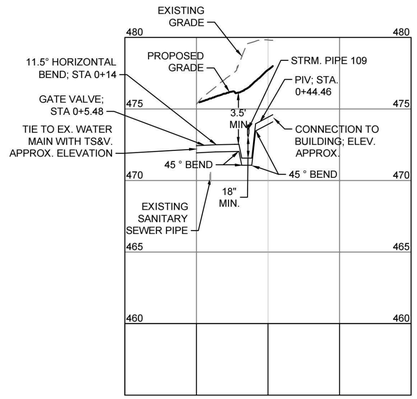
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6/21/2022
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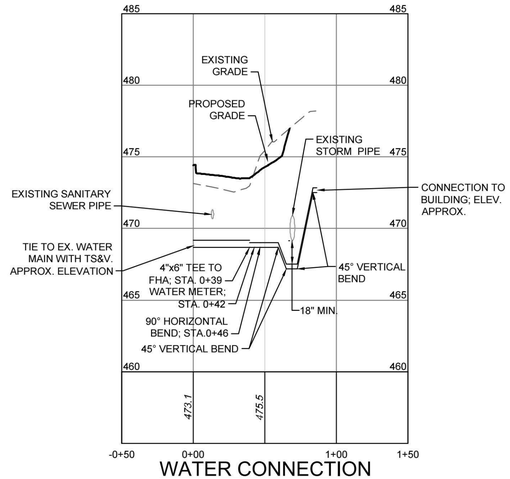
DOMESTIC WATER LINE PROFILE

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



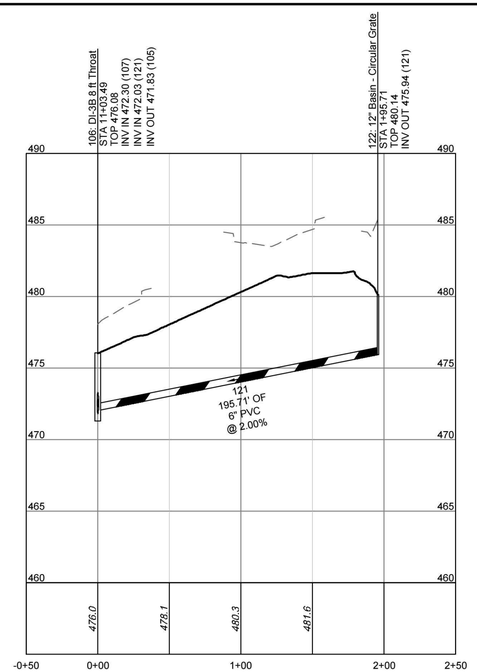
FIRE SERVICE PROFILE

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



WATER CONNECTION

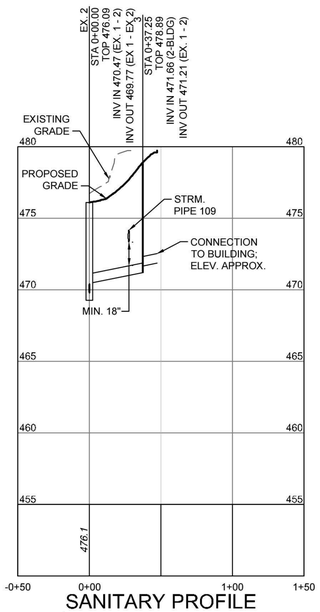
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5



STR 106 - STR 122

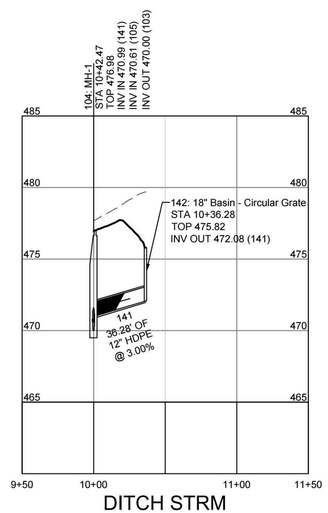
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5





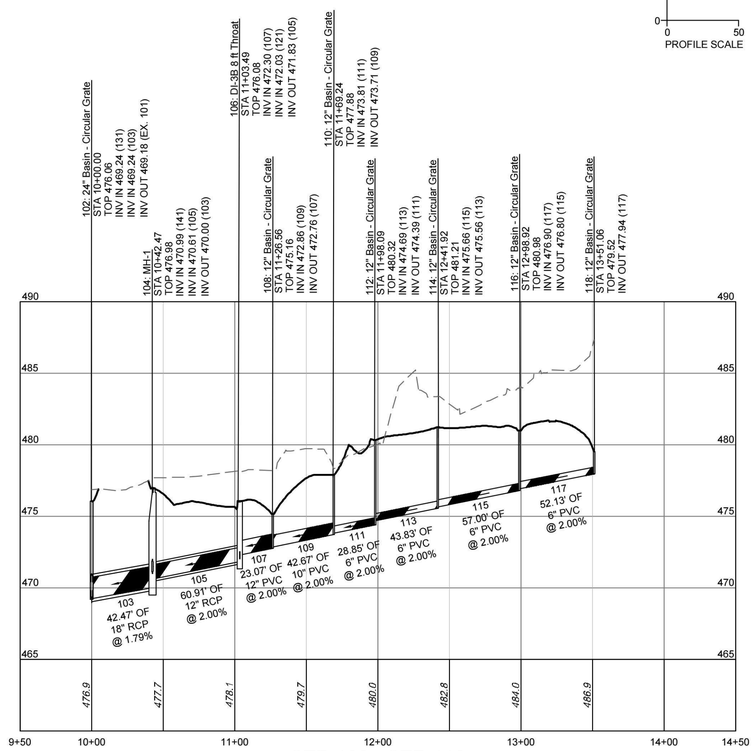
SANITARY PROFILE

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



DITCH STRM

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



STR 102 - STR 118

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

COMMONWEALTH OF VIRGINIA
Jonathan Showalter
JONATHAN M. SHOWALTER
Lic. No. 0402057151
6/21/2022
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SCALE: 1"=30'

TIMMONS GROUP

PREMIER CIRCLE VSH BUILDING (PHASE 1)

ALBEMARLE COUNTY, VA

PROFILES

JOB NO. 46555
SHEET NO. C7.0

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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

SCHEDULE

	AMENITY SPACE B	3,650 SF
	-	
	AMENITY SPACE C	2,200 SF
	-	

PHASE 1
VIRGINIA SUPPORTIVE HOUSING
4-STORIES
80 UNITS

COURTYARD
(APPROX. 2,950 SF)

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-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. 5098, PG. 510

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

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

5' SETBACK

(2) ULM ALL
(3) QUE BIC

(5) ILE WIN
(2) QUE PHE
(2) ULM ALL

GARDEN AREA
(APPROX. 1,900 SF)

10 UNITS, MANAGER OFFICE, AND UTILITY AND LAUNDRY ROOM TO REMAIN IN USE IN EXISTING BUILDING

31 UNITS, OFFICE, AND UTILITY ROOM TO REMAIN IN USE IN EXISTING BUILDING

SWALE CENTER LINE; MIN.
LIMITS OF DISTURBANCE

EX GND 483.06

EX GND 477.91

N85°13'11"E 592.53'

S33°39'36"W 108.65'

PREMIER CIRCLE

NAD 83

SCALE 1"=20'
0 20' 40'

COMMONWEALTH OF VIRGINIA
FRANK W. HANCOCK III
NO. 1407
LANDSCAPE ARCHITECT
06/21/2022

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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

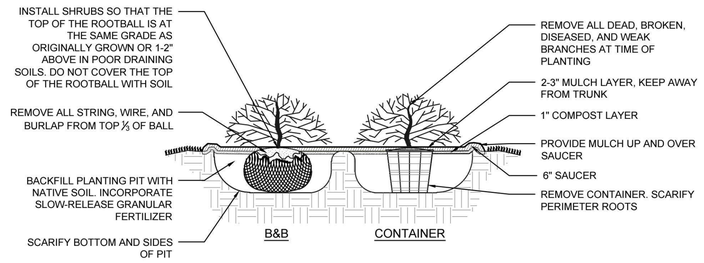
ALBEMARLE COUNTY, VA

PHASE 1 LANDSCAPE PLAN

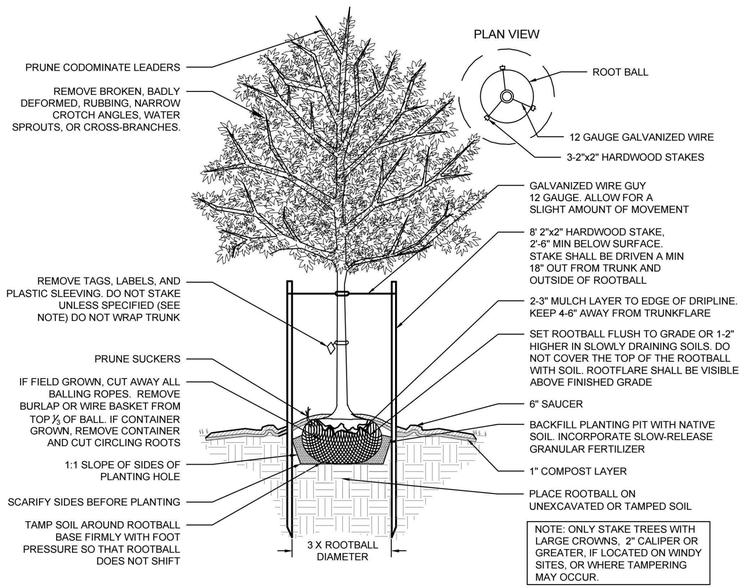
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SHEET NO. L1.1

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S:\10\46555-TJACH_Premier_Circle\DWG\Sheet\CD46555-103-L1.1 PHASE 1 LANDSCAPE PLAN.dwg | Plotted on 6/21/2022 1:50 PM | by Aaron Mabee



1 SHRUB PLANTING
NOT TO SCALE



NOTE: ONLY STAKE TREES WITH LARGE CROWNS, 2" CALIPER OR GREATER, IF LOCATED ON WINDY SITES, OR WHERE TAMPERING MAY OCCUR.

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	12,930 SF	12,930 x .05 = 646.5 SF	647 SF	676 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

- 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
06/21/2022

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

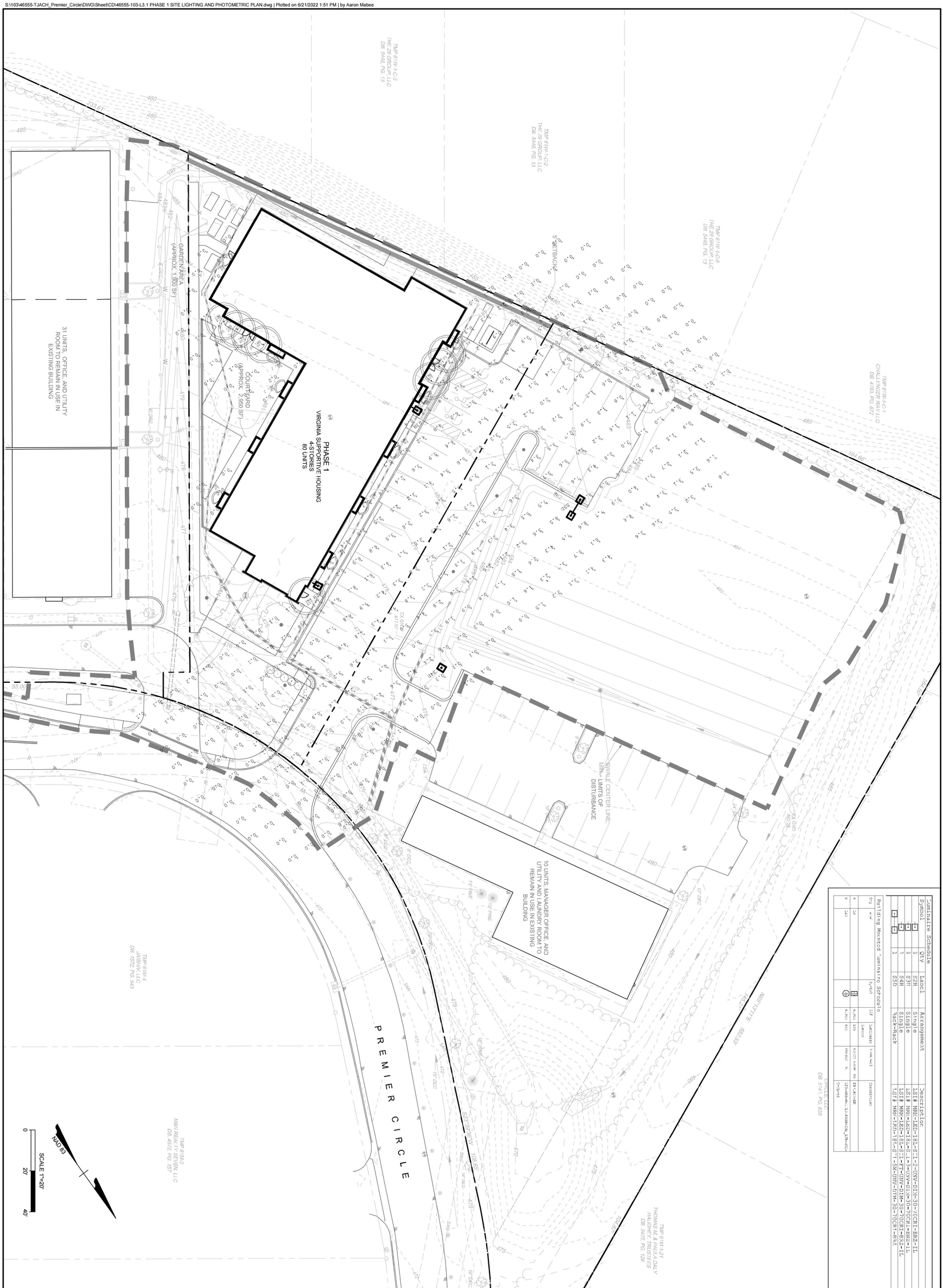
TIMMONS GROUP

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

JOB NO. 46555
SHEET NO. L2.1

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S:\10\46555-TJACH_Premier_Circle\DWG\Sheet\CD-46555-103-L2.1 PHASE 1 LANDSCAPE NOTES AND DETAILS.dwg | Plotted on 6/21/2022 1:51 PM | by Aaron Mabee



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description
	1	S2H	Single	ESI # MBRC-18L-18L-SCT-2-UNV-D1K-30-[CCRI-BR2-IL
	1	S2H	Single	ESI # MBRC-18L-18L-SCT-2-UNV-D1K-30-[CCRI-BR2-IL
	1	S3H	Single	ESI # MBRC-18L-18L-SCT-2-UNV-D1K-30-[CCRI-BR2-IL
	1	S4H	Single	ESI # MBRC-18L-18L-SCT-2-UNV-D1K-30-[CCRI-BR2-IL
	1	S5H	Single	ESI # MBRC-18L-18L-SCT-2-UNV-D1K-30-[CCRI-BR2-IL
		S2H	Back-Back	

Existing Mounted Luminaire Schedule

Sym	Qty	Label	Arrangement	Description
	9	S2H	Single	ESI # MBRC-18L-18L-SCT-2-UNV-D1K-30-[CCRI-BR2-IL
	1	S2H	Back-Back	

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TJACH PREMIER CIRCLE

ALBEMARLE COUNTY, VA

PHASE 1 SITE LIGHTING AND PHOTOMETRIC PLAN

JOB NO.	46555
SHEET NO.	L3.1
SCALE	1"=20'
CHECKED BY	F. HANCOCK
DESIGNED BY	M. RACHNER
DRAWN BY	M. RACHNER
DATE	03/21/2022

DATE	REVISION DESCRIPTION
6/21/22	*INITIAL SITE PLAN REVIEW COMMENTS*

SCOTT FRANKLIN HANCOCK
LICENSE NO. 040.020911
06/21/2022
COMMONWEALTH OF VIRGINIA
LANDSCAPE ARCHITECT

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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 +40°C.
- 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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Thomas Harris & Co., Inc.
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	Orientation[2]	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 Numberr[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.

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 — spec sheet and ordering guide as above (selections: MRM, LED, 18L, SIL, 3, UNV, DIM, 30, 70CRI, BRZ, IL).

2 S3H LIGHT FIXTURE CUT SHEETS
NOT TO SCALE

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 — spec sheet and ordering guide as above (selections: MRM, LED, 18L, SIL, FT, UNV, DIM, 30, 70CRI, BRZ, IL).

3 S4H LIGHT FIXTURE CUT SHEETS
NOT TO SCALE

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 — spec sheet and ordering guide as above (selections: MRM, LED, 18L, SIL, 5W, UNV, DIM, 30, 70CRI, BRZ, IL).

4 S5D LIGHT FIXTURE CUT SHEETS
NOT TO SCALE

COMMONWEALTH OF VIRGINIA
FRANK W. HANCOCK III
No. 1491
06/21/2022
LANDSCAPE ARCHITECT

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YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
6/21/22	*INITIAL SITE PLAN REVIEW COMMENTS*

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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S:\103\46555-TJACH_Premier_Circle\DWG\Initial Site Plan App\CD\46555-103-L4.0 SITE LIGHTING CUT SHEETS.dwg | Plotted on 6/21/2022 1:52 PM | by Aaron Mabee

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

Thomas Harris & Co., Inc.
8505 Bell Creek Road, Suite B
Mechanicsville, VA 23116

5 LIGHT POLE CUT SHEETS
NOT TO SCALE

Steel Poles - Square Straight

ORDERING GUIDE

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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' - Use with: • BKA 4SF & BKA 5SF • BKA X4SF & BKA X6SF	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' 38' 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 CRXX - 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
HB2 – 4" Square Base Cover	1225960LR
SBC – 5" Square Base Cover	1225610LR
6BC – 6" Square Base Cover	1225630LR
ER2 – Weatherproof Duplex Receptacle	1225680LR
GFI – Ground Fault Circuit Interrupter	1225670LR
MHG - 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)	681336
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

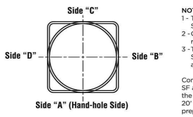
FOOTNOTES:
1 - See Area Light Brackets - 3" Reduced Drill Pattern and Area Light Brackets - 5" Traditional Drill Pattern spec sheets.
2 - Pole heights will have +/- 1/2" tolerance.
3 - See Flood Lighting Brackets section for choice of FBO brackets.
4 - CR selection must indicate required height and side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

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°				
T90	X	X		X
TN120°				
Q90	X	X	X	X
QN90°				
Single FBO	X			
Double FBO		X		X



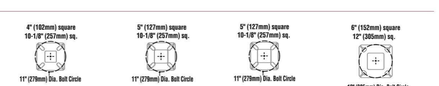
NOTES:
1 – Two locations will be 45° to the left and right of Side A.
2 - Other two locations will be 120° to the left and right of Side A.
3 – Two locations will be 45° to the left and right of Side A and two locations will be 135° to the left and right of Side A.

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



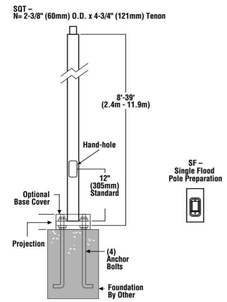
Bolt Circle Designator	B	C	D	J
Bolt Circle	Slotted 8"-11" (203mm-279mm)	Slotted 9"-11" (229mm-279mm)	Slotted 9"-11" (229mm-279mm)	Slotted 12" (305mm)
Anchor Bolt Size	3/4" x 30" (19mm x 762mm)	3/4" x 30" (19mm x 762mm)	1" x 36" (25mm x 914mm)	1" x 36" (25mm x 914mm)
Anchor Bolt Projection	3-1/4" (83mm)	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" (143mm)
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

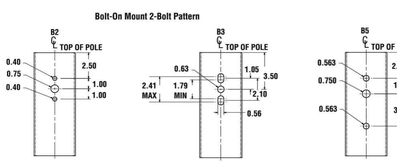
PRODUCT DIMENSIONS

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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*	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"x 11-ga x 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" x 11-ga x 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" x 11-ga x 16'	16	11	B	8'-11"	0.75	8.2	7.2	6.4	4.9	3.8	2.9	2.1	1.5	1.0
4" x 11-ga x 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" x 11-ga x 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" x 11-ga x 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" x 11-ga x 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" x 11-ga x 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" x 7-ga x 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" x 7-ga x 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" x 7-ga x 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" x 7-ga x 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" x 7-ga x 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" x 7-ga x 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" x 7-ga x 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" x 7-ga x 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" x 7-ga x 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" x 11-ga x 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" x 11-ga x 16'	16	11	C	9'-11"	0.75	13.8	12.3	10.9	8.7	6.9	5.5	4.3	3.3	2.5
5" x 11-ga x 18'	18	11	C	9'-11"	0.75	10.8	9.6	8.4	6.5	4.9	3.7	2.6	1.8	1.1
5" x 11-ga x 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" x 11-ga x 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" x 11-ga x 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" x 11-ga x 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" x 11-ga x 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" x 11-ga x 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" x 7-ga x 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" x 7-ga x 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" x 7-ga x 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" x 7-ga x 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" x 7-ga x 28'	28	7	D	9'-11"	1.00	12.5	10.9	9.4	6.9	4.9	3.4	2.1	1.0	n/a
5" x 7-ga x 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" x 7-ga x 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" x 7-ga x 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" x 7-ga x 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" x 7-ga x 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" x 7-ga x 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" x 7-ga x 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" x 7-ga x 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" x 7-ga x 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" x 7-ga x 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

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:
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. 1401
LANDSCAPE ARCHITECT
06/21/2022

THIS DRAWING PREPARED AT THE
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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
INITIAL SITE PLAN REVIEW COMMENTS	6/21/22

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:\1003\46555-TJACH_Premier_Circle\DWG\Initial Site Plan App\CD\46555-103-L4.0 SITE LIGHTING CUT SHEETS.dwg | Plotted on 6/21/2022 1:52 PM | by Aaron Mabee