TOWNEPLACE INN AND SUITES

FINAL SITE PLAN

FINAL SITE PLAN NUMBER

REF: INITIAL SITE PLAN SDP202100097

COUNTY OF ALBEMARLE, VIRGINIA

06/21/2022

SITE DATA:

TAX MAP PARCEL AND OWNER INFO: TMP 78-9D (07800-00-00-009D0)
PANTOPS HOTEL, LLC
PO BOX 3535
WILLIAMSBURG, VA 23185

TOTAL PARCEL AREA: 2.4 ACRES

LIMITS OF DISTURBANCE: 2.30 ACRES

ZONING: HIGHWAY COMMERCIAL (HC)

MAGISTERIAL DISTRICT: RIVANNA

OVERLAY DISTRICTS: STEEP SLOPES - MANAGED
ENTRANCE CORRIDOR

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

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

TMP 78-11B1 (07800-00-00-011B1)
SANDAV, LLC
ZONED: HIGHWAY COMMERCIAL (HC)
USE: COMMERCIAL CAR SALES PARKING

SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY: TIMMONS GROUP

VERTICAL DATUM REFERENCE: NAVD 88

UTILITIES: ACSA PUBLIC WATER AND SEWER

DRAINAGE DISTRICT: MEADOW CREEK - RIVANNA RIVER WATERSHED

ADJACENT WATERCOURSES: TRIBUTARY TO RIVANNA TO RIVANNA RIVER

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

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

STEEP SLOPES: THE SITE CONTAINS MANAGED STEEP SLOPES.

EXISTING LANDSCAPE FEATURES: PREVIOUSLY DISTURBED - LIGHT VEGETATION, BRUSH, AND SPARSE TREES

ZONING SITE REQUIREMENTS:

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

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

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

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

PARKING
REQUIRED PARKING:

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

TOTAL PARKING REQUIRED: 119 SPACES

PARKING PROVIDED: 119 SPACES

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

VEHICLE TRIP GENERATION

Trip Generation for Townplace Inn and Suites

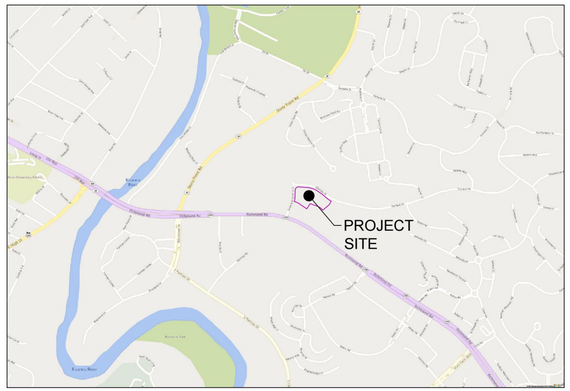
					WEEKDAY					
					AM PEAK HOUR			PM PEAK HOUR		
LAND USE	ITE CODE	AMOUNT	UNITS	ADT	IN	OUT	TOTAL	IN	OUT	TOTAL
Hotel	310	119	Rooms	995	35	30	64	42	30	73

UTILITY DEMANDS

WATER FLOW (AVERAGE DAILY DEMAND)
AVERAGE FLOW RATES
HOTEL = 130 GPD/ROOM
130 GPD/ROOM x 119 ROOMS
TOTAL = 15,470 GPD
AVERAGE HOURLY DEMAND = 15,470 GPD / 24 HOURS = 644.58 GPH
MAXIMUM HOURLY DEMAND = 644.58 GPH X 300% = 1933.74 GPH
PEAK HOURLY DEMAND = 1933.74 X 150% = 2900.61 GPH
2900.61 GPH / 60 MIN = 48.34 GPM

TOTAL FIXTURE COUNTS (TO BE PROVIDED IN FUTURE SUBMISSION)

SEWER FLOW (AVERAGE DAILY FLOW)
ESTIMATED TOTAL = 130 GPD/ROOM x 119 ROOMS
= 15,400 GPD



VICINITY MAP
SCALE 1":1000'

OWNER:
PANTOPS HOTEL, LLC
PO BOX 3535
WILLIAMSBURG, VA 23185

DEVELOPER:
HMP PROPERTIES, LLC
5388 DISCOVERY PARK BLVD STE 300
WILLIAMSBURG, VA 23188
CONTACT: SAHIL PATEL
PHONE: 757-876-6306

ENGINEER OF RECORD:
TIMMONS GROUP
608 PRESTON AVENUE, SUITE 200
CHARLOTTESVILLE, VA 22903
CONTACT: BRYAN CICHOCKI, P.E.
TELEPHONE: 434-327-5380

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TOTAL NUMBER OF SHEETS: 19

SIGNATURE PANEL:

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

COMMONWEALTH OF VIRGINIA
Bryan D. Cichocki
Lic. No. 53741
6/21/22
PROFESSIONAL ENGINEER

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

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

DATE 06/21/2022
DRAWN BY T. BRIGHT
DESIGNED BY T. BRIGHT
CHECKED BY B. CICHOCKI
SCALE N/A

TIMMONS GROUP

TOWNEPLACE INN AND SUITES
COUTNY OF ALBEMARLE, VIRGINIA
COVER SHEET

JOB NO. 49421
SHEET NO. C0.0

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GENERAL NOTES

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

ALBEMARLE COUNTY ENGINEERING GENERAL CONSTRUCTION NOTES

1. PRIOR TO ANY CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT OF WAY, INCLUDING CONNECTION TO ANY EXISTING ROAD, A PERMIT SHALL BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). THIS PLAN AS DRAWN MAY NOT ACCURATELY REFLECT THE REQUIREMENTS OF THE PERMIT. WHERE ANY DISCREPANCIES OCCUR THE REQUIREMENTS OF THE PERMIT SHALL GOVERN.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CURRENT SPECIFICATIONS AND STANDARDS OF VDOT.
3. EROSION AND SILTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND MUST BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION.
4. ALL SLOPES AND DISTURBED AREAS ARE TO BE FERTILIZED, SEEDED AND MULCHED.
5. THE MAXIMUM ALLOWABLE SLOPE IS 2:1 (HORIZONTAL:VERTICAL). WHERE REASONABLY OBTAINABLE, LESSER SLOPES OF 3:1 OR BETTER ARE TO BE ACHIEVED.
6. PAVED, RIP-RAP OR STABILIZATION MAT LINED DITCH MAY BE REQUIRED WHEN IN THE OPINION OF THE COUNTY ENGINEER, OR DESIGNEE, IT IS DEEMED NECESSARY IN ORDER TO STABILIZE A DRAINAGE CHANNEL.
7. ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH THE VIRGINIA MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
8. UNLESS OTHERWISE NOTED ALL CONCRETE PIPE SHALL BE REINFORCED CONCRETE PIPE - CLASS III.
9. ALL EXCAVATION FOR UNDERGROUND PIPE INSTALLATION MUST COMPLY WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY (29 CFR PART 1926).
10. RETAINING WALLS GREATER THAN 3 FEET IN HEIGHT REQUIRE A SEPARATE BUILDING PERMIT. WALLS EXCEEDING 4 FEET IN HEIGHT REQUIRE A STAMPED ENGINEERED DESIGN ALSO. WALLS REQUIRE INSPECTIONS AS OUTLINED IN THE USBC.
11. ALL WATER, SEWER AND FIRE LINES REQUIRE NEW INSPECTION AND TESTING PROCEDURES. THE ACSA PERFORMS ANY TESTING AND INSPECTIONS OF THE PUBLIC SEWER AND WATER MAIN(S). THE ALBEMARLE COUNTY BUILDING INSPECTIONS DEPARTMENT (ACBID) DOES A VISUAL INSPECTION AND WITNESSES THE TESTING OF THE BUILDING DRAIN, WATER SERVICE PIPE AND THE SPRINKLER LEAD-IN CONNECTION. THE DEVELOPER/ CONTRACTOR IS RESPONSIBLE TO RETAIN A SPECIAL INSPECTOR AS OUTLINED IN THE UPDATED ALBEMARLE COUNTY POLICY FOR SITE UTILITIES TO PERFORM THE VISUAL INSPECTION AND TESTING OF ALL UTILITIES NOT COVERED BY THE ACSA OR ACBID. THIS INCLUDES BUILDING SEWERS, WATER AND FIRE LINE BRANCHES BETWEEN THE MAIN AND THE METER(S)/ BUILDING(S).THE SPECIAL INSPECTOR'S REPORT MUST BE SUBMITTED AND APPROVED BY THE ALBEMARLE COUNTY ENGINEERING DEPARTMENT PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.

BLASTING NOTES

1. BLASTING SHALL NOT BE PERMITTED ON THIS PROJECT.

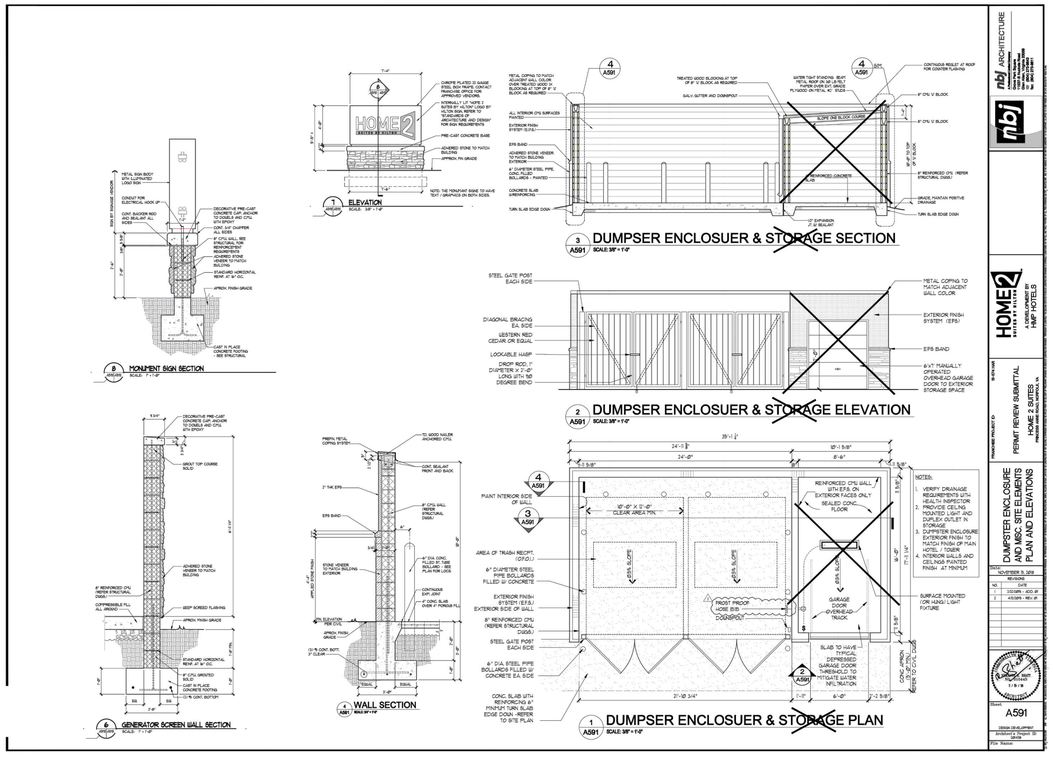
ALBEMARLE COUNTY STORMWATER MANAGEMENT NOTES

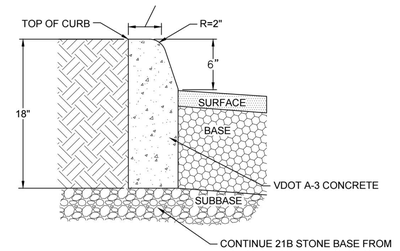
1. ALL DAMS AND CONSTRUCTED FILL TO BE WITHIN 95% OF MAXIMUM DRY DENSITY AND 2% OF OPTIMUM MOISTURE CONTENT. ALL FILL MATERIAL TO BE APPROVED BY A GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER IS TO BE PRESENT DURING CONSTRUCTION OF DAMS.
2. PIPE AND RISER JOINTS ARE TO BE WATERTIGHT WITHIN STORMWATER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

ACSA GENERAL WATER & SEWER CONDITIONS

SEPTEMBER 14, 2021

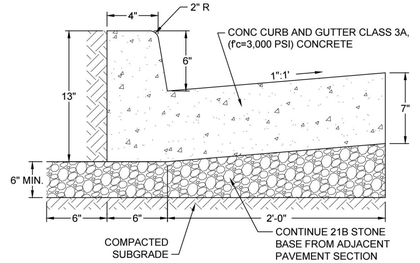
1. WORK SHALL BE SUBJECT TO INSPECTION BY ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA) INSPECTORS. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE PROPER ACSA OFFICIALS AT THE START OF THE WORK.
2. THE ALBEMARLE COUNTY SERVICE AUTHORITY SHALL HAVE ACCESS TO USE THE AIRSPACE ABOVE THE LOCATIONS OF CONSTRUCTION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





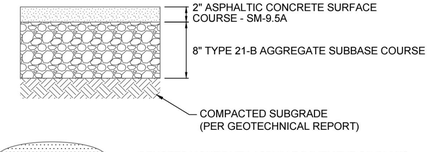
VDOT STANDARD CG-2 CURB

No Scale



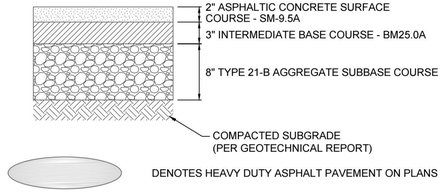
VDOT STANDARD CG-6 CURB & GUTTER

No Scale



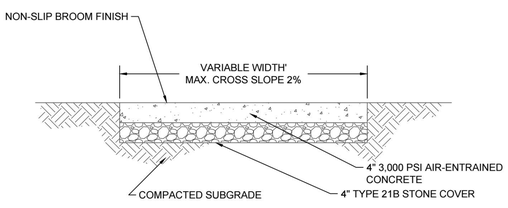
LIGHT DUTY ASPHALT PAVEMENT SECTION

No Scale



HEAVY DUTY ASPHALT PAVEMENT SECTION

No Scale



CONCRETE SIDEWALK PAVEMENT SECTION

No Scale

COMMONWEALTH OF VIRGINIA
Bryan D. Cichocki
Lic. No. 53741
6/21/22
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

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REVISION DESCRIPTION	DATE

DATE: 06/21/2022
DRAWN BY: T. BRIGHT
DESIGNED BY: T. BRIGHT
CHECKED BY: B. CICHOCKI
SCALE: N/A

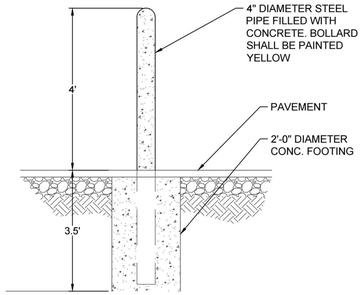
TIMMONS GROUP

TOWNEPLACE INN AND SUITES
COUTNY OF ALBEMARLE, VIRGINIA
NOTES AND DETAILS 1

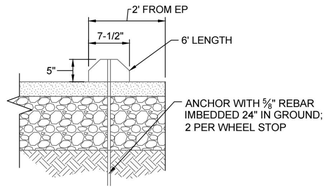
JOB NO. 49421
SHEET NO. C1.0

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S:\1\50\49421-Townehplace_at_Pantops\IDM\DWGs\Sheet\CD\49421-103-C1-0-NTD1.dwg | Plotted on 6/21/2022 5:18 PM | by Matt Dertnard



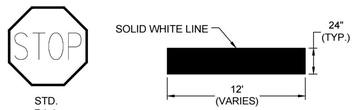
BOLLARD DETAIL
No Scale



PRECAST CONCRETE WHEEL STOP
No Scale

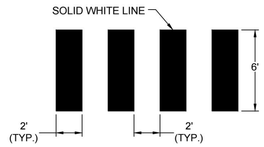
SIGNAGE NOTES:

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

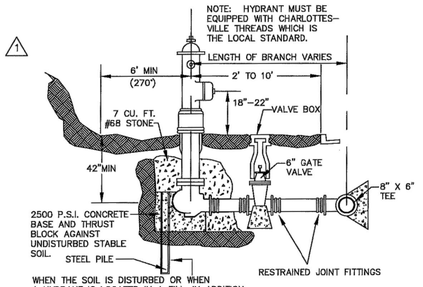


NOTE: STOP SIGNS TO BE 30" WITH HIGH INTENSITY SHEETING

STOP BAR DETAIL
NO SCALE

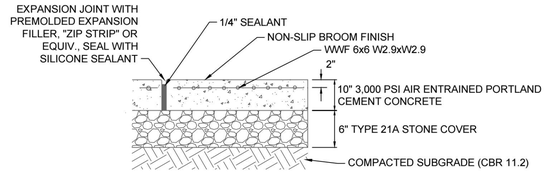


STRIPING AND SIGNAGE DETAIL
No Scale



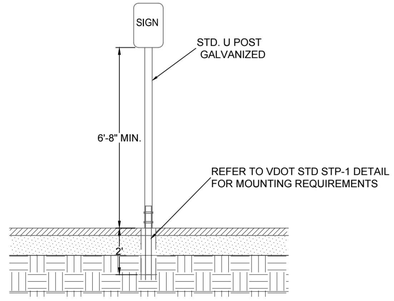
NOTE :
1. SURROUND WEEP HOLES WITH GRAVEL AND KEEP FREE OF CONCRETE.
2. MAINTAIN A 3 1/2" MIN. COVER FROM THE MAIN TO THE FIRE HYDRANT (INCLUDING DITCHES)
3. FINISHED GRADE SHALL SLOPE AWAY FROM THE FIRE HYDRANT AND VALVE BOX.
4. THE GATE VALVE IS ALLOWED IN SHOULDER OR BEHIND THE DITCH. IT IS NOT ALLOWED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

TYPICAL FIRE HYDRANT ASSEMBLY DETAIL
N.T.S.
FIG. W-4



DENOTES CONCRETE SERVICE AREA PAVEMENT ON PLANS

HEAVY DUTY CONCRETE SECTION
No Scale



SIGN AND POST DETAIL
No Scale

COMMONWEALTH OF VIRGINIA
Bryan D. Cichocki
Lic. No. 53741
06/21/22
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CHECKED BY: B. CICHOCKI
SCALE: N/A

TIMMONS GROUP

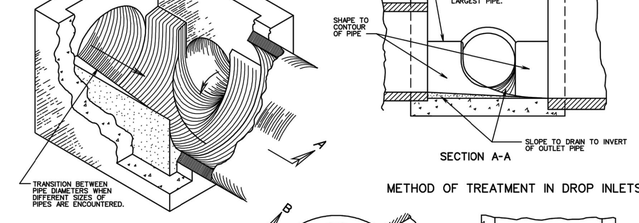
TOWNEPLACE INN AND SUITES
COUNTY OF ALBEMARLE, VIRGINIA
NOTES AND DETAILS 2

JOB NO. 49421
SHEET NO. C1.1

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2016 ROAD & BRIDGE STANDARDS

IS-1



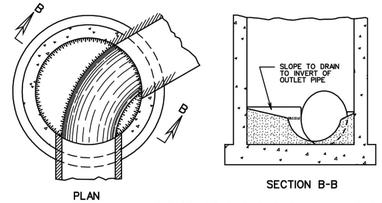
SECTION A-A

METHOD OF TREATMENT IN DROP INLETS

NOTES:
SHAPING OF MANHOLE AND INLET INVERTS IN ACCORDANCE WITH THIS DRAWING IS TO APPLY TO THOSE STRUCTURES SPECIFIED ON PLANS OR WHERE INVERT OF PIPE IS ABOVE INVERT OF STRUCTURE.

MANHOLE OR DROP INLET IS TO BE FORMED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STANDARD OR SPECIAL DRAWING. THE INVERT SHALL BE AS DETAILED HEREON. IT IS TO CONSIST OF A PORTLAND CEMENT CONCRETE MIX CONFORMING TO CLASS A3 OR CLASS A4 EXCEPT THAT 05% OF COARSE AGGREGATE C MAY BE UP TO 4" IN DIAMETER AND CONSIST OF STONE, BROKEN BRICK, BROKEN CONCRETE OR BROKEN CONCRETE BLOCK. THE SURFACE SHALL BE LEFT SMOOTH BY MEANS OF HAND TROWELLING. NONE OF THE COARSE AGGREGATE SHALL REMAIN EXPOSED.

DETAILS OF INVERT SHAPING AS SHOWN HEREON ARE FOR EXAMPLE PURPOSES ONLY. EACH MANHOLE OR DROP INLET IS TO BE SHAPED INDIVIDUALLY TO BEST FIT THE PARTICULAR INLET AND OUTLET CONFIGURATION AND FLOW LINES.



PLAN

SECTION B-B

METHOD OF TREATMENT IN MANHOLES

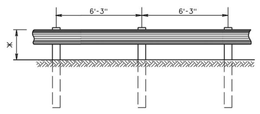
VDOT ROAD AND BRIDGE STANDARDS		STANDARD METHOD OF SHAPING MANHOLE & INLET INVERTS VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE
SHEET 1 OF 1	REVISION DATE		302
106.08			

2016 ROAD & BRIDGE STANDARDS

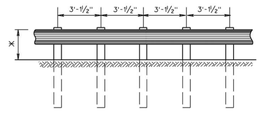
2016 ROAD & BRIDGE STANDARDS

GR-2, 2A

* 27¾" MIN - 28¾" MAX RAIL HEIGHT



GR-2
(6'-3" POST SPACING)
MAX DYNAMIC DEFLECTION = 3'



GR-2A
(3'-1½" POST SPACING)
MAX DYNAMIC DEFLECTION = 2'

NOTES:
GUARDRAIL LOCATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND CAN BE ADJUSTED DURING CONSTRUCTION IF AND AS DIRECTED BY THE ENGINEER.

FOR DETAILS OF POST AND BLOCKOUTS SEE SHEET NO. 501.05.

FOR DETAILS OF RAIL ELEMENT, RAIL SPLICE JOINT, AND ASSOCIATED HARDWARE SEE SHEET NOS. 501.01 AND 501.02.

RAIL ELEMENTS ARE FURNISHED SHOP CURVED FOR RADII BETWEEN 5 FEET AND 150 FEET.

ALL GUARDRAIL POSTS SHALL BE SET PLUMB. POST SHALL NOT BE SET WITH A VARIATION OF MORE THAN ½" PER FOOT FROM VERTICAL. W-BEAM, BLOCKOUTS, AND POSTS SHALL BE SET AND ALIGNED WITHOUT ALTERATION OR FORCE, AS PER SECTION 505 OF THE SPECIFICATIONS.

ALL GR-2 AND GR-2A RAIL SHALL BE MAINTAINED AT A HEIGHT OF 27¾" MIN - 28¾" MAX AS MEASURED PER STANDARD GR-NS.

ALL W-BEAM RAILS SHALL BE LAPPED IN THE DIRECTION OF VEHICULAR TRAVEL FOR THE FINISHED ROADWAY.

THE OPTIONAL GR-2A METHODS OF NESTING THE RAIL OR USE OF AN ADDITIONAL RAIL ON THE BACK OF THE POST FOR STANDARD GR-2A SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.



* OPTIONAL GR-2A METHOD USING NESTED RAIL



* OPTIONAL GR-2A METHOD USING ADDITIONAL RAIL ON BACK OF POST

* WHEN NESTED RAIL OR ADDITIONAL RAIL IS PLACED ON BACK OF POST FOR GR-2A THE POST SPACING WILL BE 6'-3".

FLARE RATES

DESIGN SPEED	INSIDE SHY LINE		BEYOND SHY LINE
MPH	SHY LINE LS	FLARE RATE	FLARE RATE
70	9'	30:1	15:1 *
60	8'	26:1	14:1 *
50	6.5'	21:1	11:1 *
40	5'	16:1	8:1 *
30	4'	13:1	7:1 *

* SUGGESTED MAXIMUM FLARE RATE FOR SEMI-RIGID BARRIER SYSTEMS.

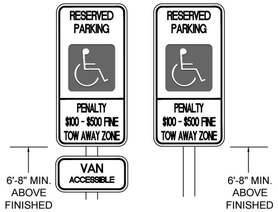
VDOT ROAD AND BRIDGE STANDARDS		A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE. STANDARD BLOCKED-OUT W-BEAM GUARDRAIL (STRONG POST SYSTEM) VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE
SHEET 1 OF 2	REVISION DATE		221 505
501.04	08/14		

2016 ROAD & BRIDGE STANDARDS

NOTE: GUARDRAIL AND RETAINING WALL INTEGRATION TO BE DESIGNED BY STRUCTURAL ENGINEER AND SUBMITTED FOR SECOND SUBMISSION OF FINAL SITE PLAN.

HANDICAP SPACES REGULAR SPACE

TYPICAL PARKING SPACE DETAILS
No Scale



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

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

PARKING SIGNS FOR THE DISABLED
No Scale

S:\105\49421 Townepl ace_at_Pantops\DWG\Sheet\C2\49421-103-C1.0-NTDT.dwg | Plotted on 6/21/2022 5:16 PM | by Matt Dennard

Nyloplast — A DIVISION OF ADVANCED DRAINAGE SYSTEMS, INC.
Tomorrow's Drainage System Today

Nyloplast Drain Basin
Maintenance Considerations

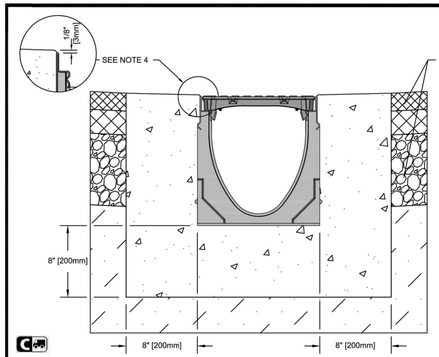
Background:

The Nyloplast Drain Basin is an engineered PVC surface drainage structure. These drain basins are custom manufactured according to the plans/takeoff specified by the site engineer. Nyloplast Drain Basins have a quick production time, creates water tight connections, and provide simple and quick installations.

Installation shall be in accordance with Nyloplast installation procedures and those issued by local building/construction regulations. The required minimum sump located in the typical installation is for manufacturing purposes. Due to these manufacturing restrictions, the sump may collect sediment over time and the structure could require some maintenance.

Maintenance Recommendations

- Over the span of the first year of a new installation, visually inspect each basin every 2 months or after 2 storm events once the site has stabilized.
- Check for obstructions and debris at the openings of the grate and remove as needed.
- After cleaning the surface of the grate, remove the grate from the frame.
- Once the grate is removed from the frame, check for obstructions and debris inside the basin (including the sump and inlet and outlet pipes) and clean out as needed.
- A vacuum truck is best for the removal of debris when necessary. After the collection of the debris, it shall be disposed of according to the local environment requirements.
- After the maintenance or inspection of the structure completed, set the grate back in the frame so it sits flush and does not rock.
- Once the monitoring period is over, it is best to continually schedule maintenance based on the amount of debris or sediment that accumulates over time.



NOTES:
1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. *ENGINEERING ADVICE MAY BE REQUIRED.*
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND. *ENGINEERING ADVICE MAY BE REQUIRED.*
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

SPECIFICATION CLAUSE

K200 KLASSIKDRAIN 'DRAINLOK' LOAD CLASS C

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE K200 CHANNEL SYSTEM WITH GALVANIZED STEEL EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN GALVANIZED STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:

COMPRESSIVE STRENGTH:	14,000 PSI
FLEXURAL STRENGTH:	4,000 PSI
TENSILE STRENGTH:	1,500 PSI
WATER ABSORPTION:	0.07%
FROST PROOF	YES
DILUTE ACID AND ALKALI RESISTANT	YES
B117 SALT SPRAY TEST COMPLIANT	YES

THE SYSTEM SHALL BE 8" (200mm) NOMINAL INTERNAL WIDTH WITH A 10.2" (260mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING 'DRAINLOK' BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

K2D-C-EAP ACO DATE: 08/17/16	K200 - KLASSIKDRAIN - LOAD CLASS: C Exposed Asphalt Pavement INSTALLATION DRAWING - ACO DRAIN	**ACO Polymer Products, Inc.** 825 W. Beechcraft St Casa Grande, AZ 85122 Tel: 520-421-9988 Fax: 520-421-9899 9470 Pinecone Dr. Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235 4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 440-639-7230 Fax: 803-802-1063

Arizona Tel: 888-490-9552 e-mail: sales@acousa.com Ohio Tel: 800-543-4764 www.acousa.com South Carolina Tel: 800-543-4764

2016 ROAD & BRIDGE STANDARDS

CG-12

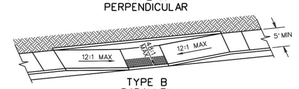
GENERAL NOTES:

1. THE DETECTABLE WARNING SHALL BE PROVIDED BY TRUNCATED DOMES.
2. ALL DETECTABLE WARNING SURFACE PRODUCTS SHALL MEET THE REQUIREMENTS OF SECTION 504 OF THE SPECIFICATIONS FOR CG-12 DETECTABLE WARNING SURFACE. DETECTABLE WARNING SURFACE PRODUCTS USED SHALL BE FROM THE MATERIALS APPROVED PRODUCT LIST NUMBER 72.
3. SLOPING SIDES OF CURB RAMP MAY BE POURED MONOLITHICALLY WITH RAMP FLOOR OR BY USING PERMISSIBLE CONSTRUCTION JOINT WITH REQUIRED BARS.
4. REQUIRED BARS ARE TO BE NO. 5 X 8" PLACED 1' CENTER TO CENTER ALONG BOTH SIDES OF THE RAMP FLOOR, MID-DEPTH OF RAMP FLOOR, MINIMUM CONCRETE COVER 1½".
5. ROADWAY CURB / CURB AND GUTTER SLOPE TRANSITIONS ADJACENT TO CURB RAMPS ARE INCLUDED IN PAYMENT FOR CURB / CURB AND GUTTER.
6. CURB RAMPS ARE REQUIRED FOR SIDEWALKS AND SHARED USE PATHS. THE WIDTH OF THE CURB RAMP SHALL MATCH SIDEWALK WIDTH. WHEN CURB RAMPS ARE USED IN CONJUNCTION WITH A SHARED USE PATH, THE MINIMUM WIDTH SHALL BE THE WIDTH OF THE SHARED USE PATH.
7. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP LANDING FLOOR.
8. CURB RAMPS WILL BE INSTALLED AND LOCATED WITHIN PEDESTRIAN CROSSWALKS AS SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER. CURB RAMPS SHOULD NOT BE LOCATED BEHIND VEHICLE STOP LINES, LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC.
9. RAMPS MAY BE PLACED ON RADIAL OR TANGENTIAL SECTIONS PROVIDED THAT THE CURB OPENING IS PLACED WITHIN THE LIMITS OF THE CROSSWALK AND THAT THE SLOPE AT THE CONNECTION OF THE CURB OPENING IS PERPENDICULAR TO THE CURB.
10. DETECTABLE WARNING SURFACE PANELS SHALL BE INSTALLED FLUSH WITH THE BACK OF CURB.
11. WHERE CURB RAMPS INTERSECT A RADIAL SECTION OF CURB AT ENTRANCES OR STREET CONNECTIONS, THE DETECTABLE WARNING SURFACE SHALL HAVE A FACTORY RADIUS OR BE FIELD-MODIFIED AS RECOMMENDED BY THE MANUFACTURER TO MATCH THE BACK OF CURB. SEE CG-12-INS PAGES 204.06 AND 204.07 FOR METHODS OF INSTALLING DETECTABLE WARNINGS ON A RADIUS.

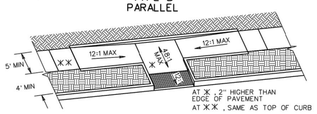
NOTE: COMPONENTS OF CURB RAMPS CONSIST OF THE FOLLOWING: HYDRAULIC CEMENT SIDEWALK DEPTH IN INCHES, AREA IN SQUARE YARDS) CURB WHEN REQUIRED (CG-2 OR CG-3 IN LINEAR FEET) DETECTABLE WARNING SURFACE (AREA IN SQUARE YARDS) EACH OF THE ABOVE ITEMS IS A SEPARATE 'PAY' ITEM AND SHOULD BE SUMMARIZED FOR EACH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



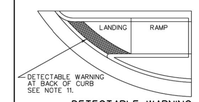
TYPE A
PERPENDICULAR



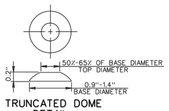
TYPE B
PARALLEL



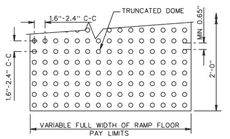
TYPE C
PARALLEL & PERPENDICULAR



DETECTABLE WARNING
INSTALLED ON A RADIUS



TRUNCATED DOME
DETAIL



DETECTABLE WARNING
DETAIL

VDOT
ROAD AND BRIDGE STANDARDS
SHEET 1 OF 5
204.01
REVISION DATE
04/19

A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE.

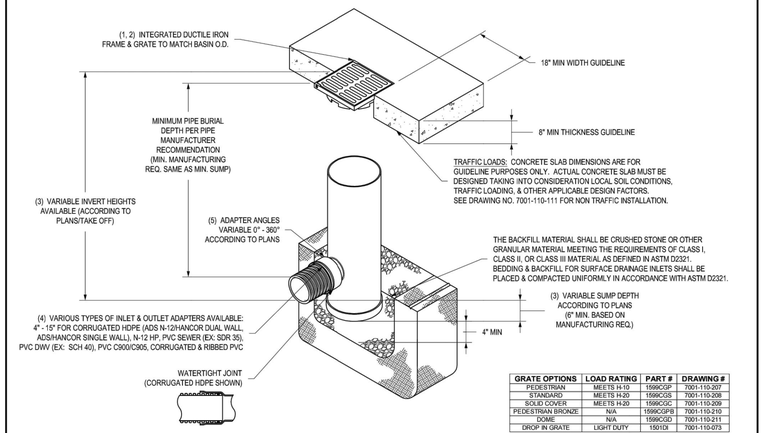
CG-12 DETECTABLE WARNING SURFACE
(GENERAL NOTES)

VIRGINIA DEPARTMENT OF TRANSPORTATION

SPECIFICATION REFERENCE
105
502
504

2016 ROAD & BRIDGE STANDARDS

NYLOPLAST 15" DRAIN BASIN: 2815AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1599CGP	7001-110-207
STANDARD	MEETS H-20	1599CGS	7001-110-208
SOLID COVER	MEETS H-20	1599CGC	7001-110-209
PEDESTRIAN BRONZE	N/A	1599CGPB	7001-110-210
DOME	N/A	1599CGD	7001-110-211
DROP IN GRATE	LIGHT DUTY	1501DI	7001-110-073

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DRAWN BY	EBC	MATERIAL	
DATE	03-30-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-14-16		
DWG SIZE	A	SCALE 1:25	SHEET 1 OF 1

ADS Nyloplast
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TITLE
15 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-190 REV E

ACO DRAIN

Type 676D Longitudinal ductile iron grate (ADA)

Plan view

Side elevation

Description	Part No.	Length inches (mm)	Width inches (mm)	Weight lbs.
DrainLok grate Type 676D Ductile iron longitudinal grate	**142173**	19.69 (500)	9.41 (239)	18.0

'DrainLok' locking mechanism



ACO DrainLok™ is a patented, boltless locking system that removes the need for bolts and bars and improves the hydraulic capacity of the channel. The DrainLok™ mechanism simply clips into the channel edge rail for rapid installation. ACO DrainLok™ grates are fitted with an anti-shunt mechanism that restricts unwanted grate movement when installed, improving durability and longevity of the system.

ACO Specification Information

ACO Polymer Products, Inc.

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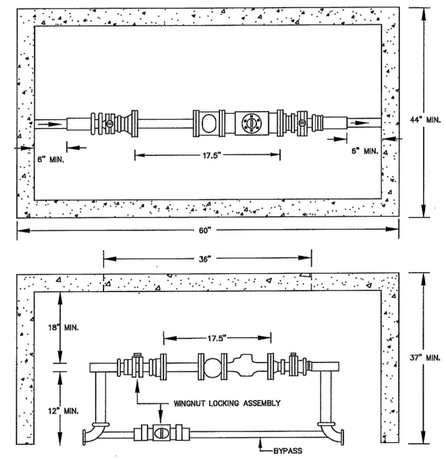
Electronic Contact:
info@ACODrain.us
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August 2017

www.ACODrain.us

SPEC INFO ACO



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

TYPICAL METER VAULT (1 1/2" METER)

NTS
FIG. W-7B

TD-15

Commonwealth of Virginia
Bryan D. Cichocki
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6/21/22
Professional Engineer

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REVISION DESCRIPTION	DATE
	06/21/2022

DRAWN BY: T. BRIGHT
DESIGNED BY: T. BRIGHT
CHECKED BY: B. CICHOCKI
SCALE: N/A

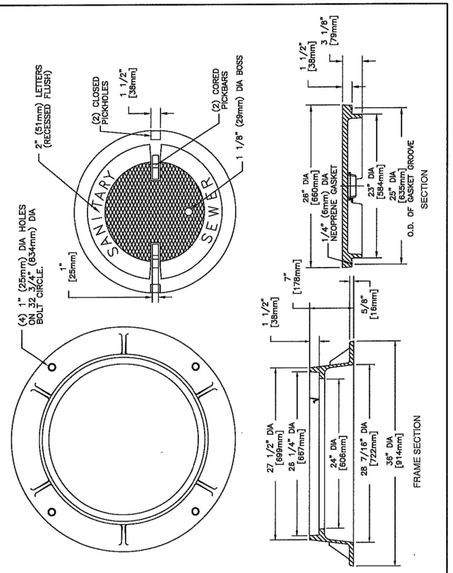
TIMMONS GROUP

TOWNEPLACE INN AND SUITES
COUTNY OF ALBEMARLE, VIRGINIA
NOTES AND DETAILS 3

JOB NO. 49421
SHEET NO. C1.2

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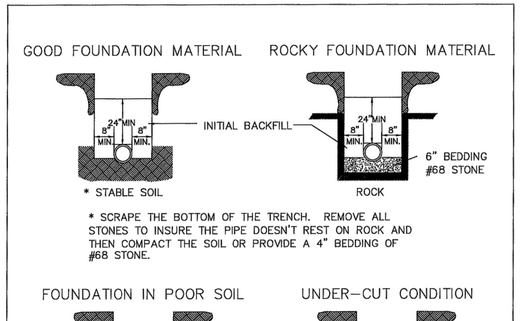
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TYPICAL MANHOLE FRAME & COVER

N.T.S
FIG S-I-D

TD-31



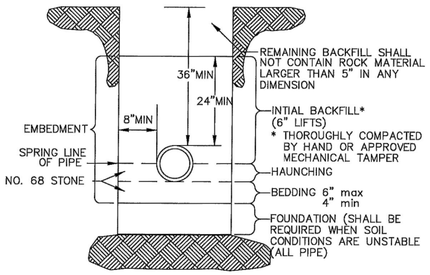
NOTE :

1. NO ROCKS SHALL BE ALLOWED WITHIN 24" OF THE WATER LINES.
2. NO ROCKS LARGER THAN 6" IN ANY DIMENSION SHALL BE ALLOWED ABOVE THE INITIAL BACKFILL.
3. THE INITIAL BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LIFTS.
4. NO ORGANIC OR FROZEN MATERIAL OR DEBRIS SHALL BE ALLOWED IN THE TRENCH.
5. BELL HOLES SHALL BE DUG OUT IN ALL CASES.

DUCTILE IRON WATER PIPE INSTALLATION & BEDDING

NTS
FIG. W-2

TD-2



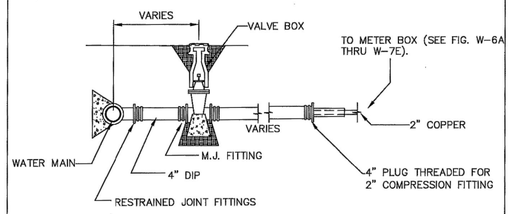
NOTE :

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

TYPICAL SEWER PIPE INSTALLATION IN TRENCH

NTS
FIG. S-3

TD-34



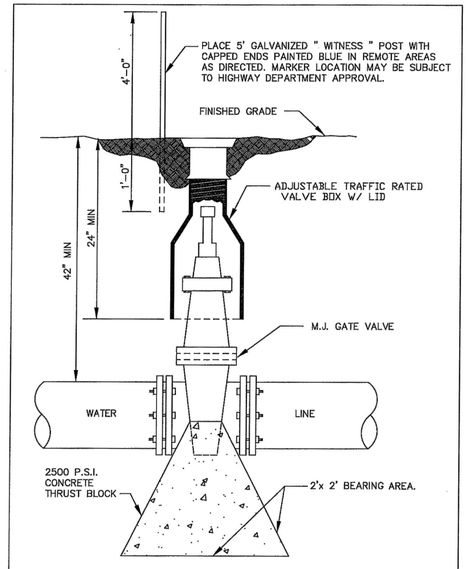
NOTES:

- GATE VALVE WILL BE 4" UNLESS OTHERWISE SPECIFIED BY THE ACSA.
- SERVICE LINE TO CONNECT AT MAIN WITH X"x4" TEE.
- REFER TO FIG. W-3 FOR THRUST BLOCK DETAILS ON TEE.
- REFER TO FIG. W-5 FOR THRUST BLOCK DETAILS AND DEPTH OF COVER ON GATE VALVE.
- NO CONCRETE SHOULD BE POURED ON ANY PART OF THE RESTRAINED JOINT. USE PLASTIC SHEETING AS PROTECTION FOR BOLTS.
- USE 2500 P.S.I. CONCRETE.

LARGE METER SERVICE LINE

NTS
FIG. W-6C

TD-12



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

TYPICAL GATE VALVE

NTS
FIG. W-5

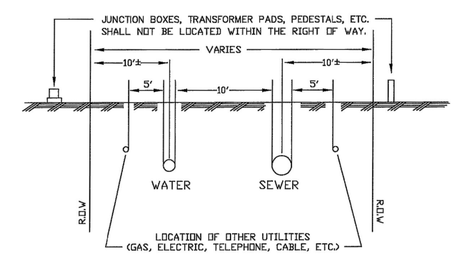
TD-9

MH-2

FOR DETAILS OF ALL COMPONENT PARTS AND "GENERAL NOTES- PRECAST" SEE SHEETS 103.01-103.11

SPECIFICATION REFERENCE	PRECAST MANHOLE	VDOT ROAD AND BRIDGE STANDARDS
105 302	VIRGINIA DEPARTMENT OF TRANSPORTATION	REVISION DATE: SHEET 1 OF 1 106.07

2016 ROAD & BRIDGE STANDARDS



EASEMENT WIDTHS: WATER OR SEWER ONLY - 20' MINIMUM
WATER & SEWER ——— 30' MINIMUM

* SEE PART 3, PARAGRAPH D, SEPARATION OF WATER & SEWER SYSTEMS.

UTILITIES CROSSING A WATER OR SEWER EASEMENT SHOULD BE AT 90° TO THE RIGHT OF WAY.

UTILITY LOCATIONS & EASEMENT WIDTHS

NTS
FIG. W-1

TD-1

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DATE

DATE
06/21/2022

DRAWN BY
T. BRIGHT

DESIGNED BY
T. BRIGHT

CHECKED BY
B. CICHOCKI

SCALE
N/A

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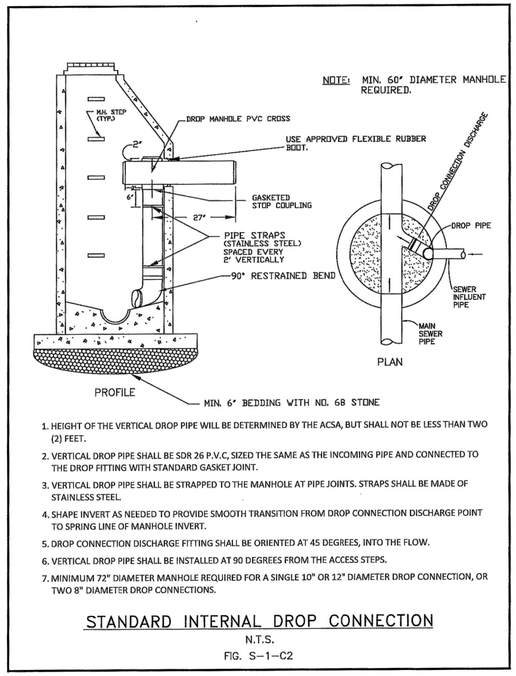
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1. HEIGHT OF THE VERTICAL DROP PIPE WILL BE DETERMINED BY THE ACSA, BUT SHALL NOT BE LESS THAN TWO (2) FEET.
2. VERTICAL DROP PIPE SHALL BE SDR 26 P.V.C, SIZED THE SAME AS THE INCOMING PIPE AND CONNECTED TO THE DROP FITTING WITH STANDARD GASKET JOINT.
3. VERTICAL DROP PIPE SHALL BE STRAPPED TO THE MANHOLE AT PIPE JOINTS. STRAPS SHALL BE MADE OF STAINLESS STEEL.
4. SHAPE INVERT AS NEEDED TO PROVIDE SMOOTH TRANSITION FROM DROP CONNECTION DISCHARGE POINT TO SPRING LINE OF MANHOLE INVERT.
5. DROP CONNECTION DISCHARGE FITTING SHALL BE ORIENTED AT 45 DEGREES, INTO THE FLOW.
6. VERTICAL DROP PIPE SHALL BE INSTALLED AT 90 DEGREES FROM THE ACCESS STEPS.
7. MINIMUM 72" DIAMETER MANHOLE REQUIRED FOR A SINGLE 10" OR 12" DIAMETER DROP CONNECTION, OR TWO 8" DIAMETER DROP CONNECTIONS.

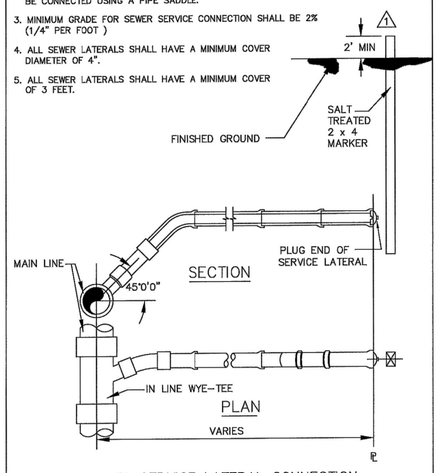
STANDARD INTERNAL DROP CONNECTION

N.T.S.
FIG. S-1-C2

TD-30

SEWER SERVICE LATERAL CONNECTION NOTES:

1. WHERE A SEWER SERVICE LATERAL CONNECTS TO A MANHOLE AND NO INVERT ELEVATION FOR THE SERVICE LATERAL IS INDICATED , THE TOP (CROWN) ELEVATION OF THE SERVICE LATERAL PIPE SHALL BE AT LEAST 0.2' HIGHER THAN THE TOP (CROWN) ELEVATION OF THE THE LOWEST PIPE CONNECTED TO THE MANHOLE.
2. SEWER LATERALS TAPPED INTO AN EXISTING SEWER MAIN SHALL BE CONNECTED USING A PIPE SADDLE.
3. MINIMUM GRADE FOR SEWER SERVICE CONNECTION SHALL BE 2% (1/4" PER FOOT)
4. ALL SEWER LATERALS SHALL HAVE A MINIMUM COVER DIAMETER OF 4".
5. ALL SEWER LATERALS SHALL HAVE A MINIMUM COVER OF 3 FEET.

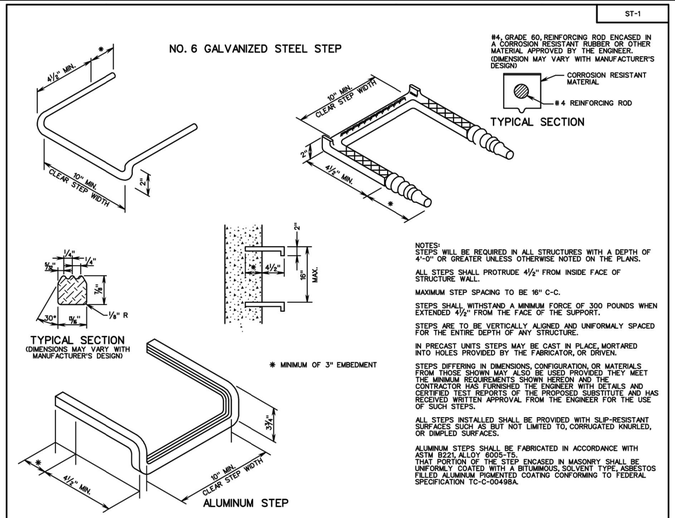


SEWER SERVICE LATERAL CONNECTION

N.T.S.
FIG. S-2

TD-33

ST-1



NOTES:
STEPS WILL BE REQUIRED IN ALL STRUCTURES WITH A DEPTH OF 4'-0" OR GREATER UNLESS OTHERWISE NOTED ON THE PLANS.

ALL STEPS SHALL PROTRUDE 4½" FROM INSIDE FACE OF STRUCTURE WALL.

MAXIMUM STEP SPACING TO BE 16" C-C.

STEPS SHALL WITHSTAND A MINIMUM FORCE OF 300 POUNDS WHEN EXTENDED 4½" FROM THE FACE OF THE SUPPORT.

STEPS ARE TO BE VERTICALLY ALIGNED AND UNIFORMALY SPACED FOR THE ENTIRE DEPTH OF ANY STRUCTURE.

IN PRECAST UNITS STEPS MAY BE CAST IN PLACE, MORTARED INTO HOLES PROVIDED BY THE FABRICATOR, OR DRIVEN.

STEPS DIFFERING IN DIMENSIONS, CONFIGURATION, OR MATERIALS FROM THOSE SHOWN MAY ALSO BE USED PROVIDED THEY MEET THE MINIMUM REQUIREMENTS SHOWN HEREON AND THE CONTRACTOR HAS FURNISHED THE ENGINEER WITH DETAILS AND CERTIFIED TEST REPORTS OF THE PROPOSED SUBSTITUTE AND HAS RECEIVED WRITTEN APPROVAL FROM THE ENGINEER FOR THE USE OF SUCH STEPS.

ALL STEPS INSTALLED SHALL BE PROVIDED WITH SLIP-RESISTANT SURFACES SUCH AS BUT NOT LIMITED TO, CORRUGATED KNURLED, OR DIMPLED SURFACES.

ALUMINUM STEPS SHALL BE FABRICATED IN ACCORDANCE WITH ASTM B221, ALLOY 6005-T5, THAT PORTION OF THE STEP ENCASED IN MASONRY SHALL BE UNIFORMLY COATED WITH A BITUMINOUS, SOLVENT TYPE, ASBESTOS FILLED ALUMINUM PIGMENTED COATING CONFORMING TO FEDERAL SPECIFICATION TC-C-00498A.

SPECIFICATION REFERENCE	STANDARD STEP VIRGINIA DEPARTMENT OF TRANSPORTATION	VDOT ROAD AND BRIDGE STANDARDS REVISION DATE / SHEET 1 OF 1 106.09

2016 ROAD & BRIDGE STANDARDS

ISO FIRE FLOW CALCULATIONS:	
Towneplace Inn & Suites Hotel	1500 GPM

NEEDED FIRE FLOW WORKSHEET <2,500 GPM

	ISO FIRE FLOW CALCULATIONS				
TYPE OF CONSTRUCTION:	Modified Fire Resistive				
	CONSTRUCTION COEFFICIENT			F =	0.8
BUILDING SIZE:	LARGEST FLOOR AREA			18,500	
	# OF STORIES >1=			5	
	50% OF OTHER FLOORS			30500	
	TOTAL FLOOR AREA =			A =	49,000
CONSTRUCTION FACTOR:	Ci = 18(F)(A)**0.5			Ci =	3,250
	ROUND TO NEAREST 250 GPM				
TYPE OF OCCUPANCY:	Limited Combustible				
	OCCUPANCY FACTOR			Oi =	0.85
	EXPOSURE (X) & COMMUNICATION (P)				
	X1 + P1=	0	X4 + P4=	0	
	X2 + P2=	0	X5 + P5=	0	
	X3 + P3=	0	X6 + P6=	0	
	(X + P) =	1.0 + SUM(Xi + Pi)			1.00
	MAX (X + P) = 1.75				
NEEDED FIRE FLOW:	NFF = C x O x (X + P) (ROUNDED)				2,750 GPM
	SPRINKLER REDUCTION				50%
	TOTAL NEEDED FIRE FLOW =				**1,500 GPM**

Albemarle County Service Authority
Serving • Conserving
168 Spotnap Road Charlottesville, VA 22911 (434) 977-4511

Hydrant Flow Test Report

Date of Report: 3/28/2022

Location	OLYMPIA DR	**Pressure Zone**	URBAN RING
Date and Time of Test	3/28/2022 10:08:00 AM		
Minutes of Flow	2		
Pipe Size (Inches)	8		
Pressure Hydrant	12295		
Static Pressure (psi)	89.3		
Residual Pressure (psi)	79.3		

☑ Q20 Looped ☐ Q20 Multiple Inline Hydrants ☐ Q20 Single Flow ☐ Sprinkler Test Single Flow

Flow Hydrant #1	12422	**Pitot Pressure #1 (psi)**	46.9	**Yellow 1**	☑	**Test Flow 1**	1154
Flow Hydrant #2	12222	**Pitot Pressure #2 (psi)**	57	**Yellow 2**	☑	**Test Flow 2**	1264
Flow Hydrant #3		**Pitot Pressure #3 (psi)**		**Yellow 3**	☐	**Test Flow 3**	0

Total Estimated Flow (gpm)	2418
AWWA Q20 Calculation (gpm)	6877

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

Comments

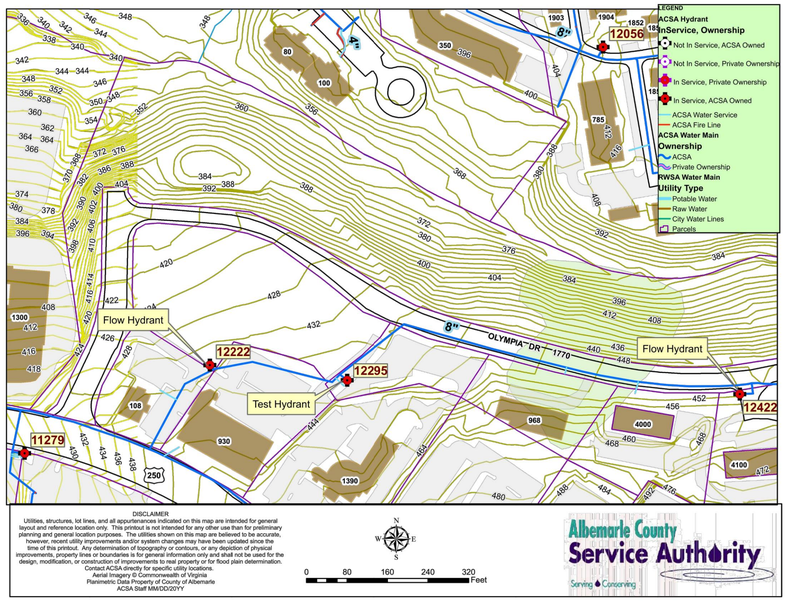
Hydrants opened all the way

For method of calculating pitot flow with a red Pollard diffuser: see eq. 13, Walski and Lutes article 1990 Journal Management and Operations AWWA. For yellow Pollard diffusers, a best fit third-order polynomial equation of the Pollard flow vs. pitot pressure gauge is used.

Estimated Consumption (gal) 4836

For use for water audit

Signature of Tester: Allen Bryant



COMMONWEALTH OF VIRGINIA
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DATE: 06/21/2022
DRAWN BY: T. BRIGHT
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CHECKED BY: B. CICHOCKI
SCALE: N/A

TIMMONS GROUP

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LEGEND

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	100.00'	36.97'	18.70'	21°10'47"	N39°16'53"E	36.76'
C2	140.00'	23.11'	11.58'	9°27'23"	N45°01'52"W	23.08'
C3	140.00'	49.25'	24.88'	20°09'26"	N59°50'18"W	49.00'
C4	135.00'	49.04'	24.79'	20°48'46"	N66°15'07"W	48.77'
C5	326.50'	66.50'	33.37'	11°40'14"	N7°30'16"E	66.39'
C6	47.50'	77.02'	49.97'	92°53'56"	S48°08'00"W	68.85'
C7	282.57'	147.14'	75.28'	29°50'04"	N70°29'50"W	145.48'

MANAGED STEEP SLOPES

LEGEND

- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SANITARY SEWER MANHOLE (MHS)
- STORM DRAINAGE MANHOLE
- STORM DRAINAGE (SD) GRATE INLET
- DRAINAGE / FLOW DIRECTION
- RCP REINFORCED CONCRETE PIPE
- HPDE HIGH DENSITY POLYETHYLENE PIPE
- PVC POLYVINYL PIPE
- LIGHT POLE
- TELECOM / FIBER VAULT
- ROCK ARMOR
- W UNDERGROUND WATER UTILITY
- UGT UNDERGROUND FIBER / TELECOM
- SAN SANITARY SEWER PIPE
- G UNDERGROUND GAS LINE
- EDGE OF PAVEMENT (EP)
- DECIDUOUS (DEC) TREE
- SIGN
- C&G CURB & GUTTER
- SWK SIDEWALK
- DB. DEED BOOK
- PG. PAGE
- INST. INSTRUMENT
- (F) PROPERTY COR. FOUND, AS NOTED
- (S) PROPERTY COR. SET, AS NOTED

CONTOUR INTERVAL = 1'

IRON (F)
IRON (F)
CURB EP
CURB CUT
OUTLET, 24" RCP
INV. (OUT)=404.36'
EX. VAR. WIDTH SWM MAINTENANCE EASEMENT DB. 3657, PG. 564
SD CURB INLET W/ MHD
TOP=412.53'
INV. IN=408.43' 15" RCP (E)
INV. IN=406.79' 24" RCP (S)
INV. OUT=406.07' 24" RCP
SD CURB INLET W/ MHD
TOP=412.61'
INV. IN=408.62' 18" RCP (SW)
INV. IN=408.11' 24" RCP (SE)
INV. OUT=407.51' 24" RCP
24" RCP
IRON (F)
EX. 20' PUBLIC DRAINAGE EASEMENT DB. 3657, PG. 564
MHD
TOP=421.47'
INV. IN=415.49' 15" RCP (E)
INV. IN=415.36' 15" RCP (S)
INV. OUT=414.77' 15" RCP
15" RCP
C&G
EP
24" RCP
SD CURB INLET W/ MHD
TOP=421.61'
INV. OUT=418.01' 15" RCP
CURB RAMP (ADA) W/ DWS
DH (S)
TBM: SPIKE SET
ELEV.=418.27'
15" RCP
TMP 78-9
TCO PARTNERS LLC
DB. 4710, PG. 713
IRON (F)
EX. 20' PUBLIC DRAINAGE EASEMENT DB. 3657, PG. 564
C&G
CONC. SWK
5'
S85°25'36"E 123.31'
IRON (S)
24" RCP
18" RCP
SD CURB INLET W/ MHD
TOP=414.96'
INV. OUT=411.36' 15" RCP
SD INLET W/ FES
INV. (IN)=408.79' 24" RCP
ROCK ARMOR
OLYMPIA DRIVE
(45' & VAR. WIDTH PUBLIC R/W)
DB. 3657, PG. 564
DB. 3665, PG. 564
C21
SD CURB INLET W/ MHD
TOP=427.28'
INV. IN=423.26' 15" RCP (S)
INV. OUT=422.51' 15" RCP
SD CURB INLET W/ MHD
TOP=415.58'
INV. IN=411.29' 15" RCP (W)
INV. IN=411.36' 18" RCP (S)
INV. OUT=409.44' 18" RCP
DH (S)
5'
SD CURB INLET W/ MHD
TOP=428.85'
INV. IN=424.95' 15" RCP (SE)
INV. OUT=424.85' 15" RCP
TOWN & COUNTRY LANE
(53' & VAR. WIDTH PUBLIC R/W)
DB. 3657, PG. 564
DB. 3339, PG. 701
N1°40'10"E 94.63'
EX. 20' PRIVATE DRAINAGE EASEMENT DB. 3657, PG. 564
15" RCP
EX. 20' PUBLIC DRAINAGE EASEMENT DB. 3657, PG. 564
EX. 20' SANITARY SEWER EASEMENT FOR ACSA DB. 3657, PG. 564
EX. 20' & VAR. WIDTH PUBLIC DRAINAGE EASEMENT DB. 3657, PG. 564
18" RCP
TMP 78-9D
PANTOPS HOTEL, LLC
DB. 3673, PG. 95 (VESTING)
DB. 3657, PG. 564 (PLAT)
'LOT D'
2.397 AC. (SURVEYED)
ZONED: HC
EX. 20' PRIVATE DRAINAGE EASEMENT DB. 3657, PG. 564
MHS (W/ DROP CONN.)
TOP=433.05'
INV. IN=416.70' 8" PVC (S)
INV. OUT=416.59' 8" PVC
SD CURB INLET W/ MHD
TOP=428.35'
INV. OUT=428.35' 15" RCP
15" RCP
S49°47'15"E 103.41'
IRON (S)
DH (S)
(SITE IS LIGHTLY VEGETATED AT TIME OF SURVEY)
MANAGED STEEP SLOPES (TYP)
MHD
TOP=424.38'
INV. IN=418.77' 18" RCP (W)
INV. OUT=416.18' 18" RCP
18" RCP
MAILBOXES
MHS
TOP=435.35'
INV. IN=427.27' 8" PVC (E)
INV. IN=418.22' 8" PVC (S)
INV. OUT=418.13' 8" PVC
IRON (S)
S57°48'25"E 54.74'
PK NAIL (F)
MAG NAIL (S)
S28°37'19"W 33.69'
SD CURB INLET W/ MHD
TOP=422.00'
INV. OUT=419.07' 15" RCP
N76°39'38"W 13.43'
8" DEC
CURB RAMP (ADA) W/ DWS
SD CURB INLET W/ MHD
TOP=425.25'
INV. IN=419.26' 15" RCP (W)
INV. IN=420.60' 15" RCP (S)
INV. OUT=419.14' 18" RCP
MAG NAIL (S)
C18
C19
C15
PK NAIL (F)
UALISCO WAY
(PUBLIC R/W VARIES)
IRON (S)
N55°20'44"W 138.91'
S34°09'15"W 87.00'
N69°55'05"W 113.99'
CONC. REFUSE PAD
TBM: SPIKE SET
ELEV.=435.53'
8" WATERLINE
DEPRESSED CURB
C17
C16
IRON (S)
IRON (S)
SD CURB INLET W/ MHD
TOP=425.59'
INV. IN=421.32' 15" RCP (S)
INV. IN=421.34' 15" RCP (SE)
INV. OUT=421.16' 15" RCP
EX. VAR. WIDTH DRAINAGE EASEMENT DB. 3339, PG. 701
EX. 30' & VAR. WIDTH ACCESS EASEMENT DB. 3339, PG. 701
FIRE HYDRANT
SAN CO TOP=438.31'
TMP 78-9B
GUADALAJARA CORPORATION IV
DB. 3339, PG. 710
EX. 20' WATER LINE EASEMENT FOR ACSA DB. 3339, PG. 701
EX. 20' & VAR. WIDTH 'UTILITY EASEMENT' FOR ACSA DB. 3657, PG. 564
CONC. DRAINAGE FLUME
PIPE INLET, 12" HDPE (HW, L=4')
INV. (IN)=436.68'
MHS (W/ DROP CONN.)
TOP=437.01'
INV.=431.57' INSPECT. ARM
INV. IN=420.91' 8" PVC DROP (S)
INV. IN=420.11' 8" PVC (W)
INV. OUT=420.02' 8" PVC
MAG NAIL (S)
N40°18'12"W 13.85'
PK NAIL (F) AHD 4.36'
SD INLET W/ GRATE
TOP=439.48'
INV. IN=436.18' 12" RCP (S)
INV. IN=436.08' 12" HDPE (W)
INV. OUT=435.90' 18" HDPE
S49°47'00"W 103.35'
EX. 30' & VAR. WIDTH ACCESS EASEMENT DB. 3657, PG. 564
FIRE HYDRANT
MHS
TOP=439.34'
INV. IN=419.72' 8" PVC (E)
INV. OUT=419.64' 8" PVC
EX. VAR. WIDTH 'UTILITY EASEMENT' FOR ACSA DB. 3657, PG. 564
MHD
TOP=439.20'
INV. IN=434.12' 24" RCP (E)
INV. IN=434.19' 18" HDPE
INV. OUT=433.95' 24" HDPE
EX. 20' PRIVATE DRAINAGE EASEMENT DB. 3657, PG. 564
IRON (F)
IRON (F)
MAG NAIL (S)
N
NAD 83
SCALE 1"=20'
0
20'
40'

S:\11034\49421-Towneplace_at_Pantops\DWG\Sheet\C2\49421-103-C2.0-EXISTING CONDITIONS.dwg | Plotted on 6/21/2022 5:19 PM | by Matt Dennard

COMMONWEALTH OF VIRGINIA
Bryan D. Cichocki
Lic. No. 53741
6/21/22
PROFESSIONAL ENGINEER

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TOWNEPLACE INN AND SUITES
COUTNY OF ALBEMARLE, VIRGINIA
EXISTING CONDITIONS PLAN

REVISION DESCRIPTION	DATE

DATE 06/21/2022
DRAWN BY T. BRIGHT
DESIGNED BY T. BRIGHT
CHECKED BY B. CICHOCKI
SCALE 1"=20'

JOB NO. 49421
SHEET NO. C2.0

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LEGEND:

- REMOVE CONCRETE
- REMOVE ASPHALT
- REMOVE TREE
- SAW CUT

NAD 83

SCALE 1"=20'
0 20' 40'

CURB EP
CURB CUT
OUTLET, 24" RCP INV. (OUT)=404.36'
EX. VAR. WIDTH SWM MAINTENANCE EASEMENT DB. 3657, PG. 564
SD CURB INLET W/ MHD TOP=412.53' INV. IN=408.43' 15" RCP (E) INV. IN=406.79' 24" RCP (S) INV. OUT=406.07' 24" RCP
REMOVE AND REPLACE SD CURB INLET W/ MHD TOP=412.61' INV. IN=408.62' 18" RCP (SW) INV. IN=408.11' 24" RCP (SE) INV. OUT=407.51' 24" RCP
24" RCP
15" RCP
C&G
EP
EX. 20' PUBLIC DRAINAGE EASEMENT DB. 3657, PG. 564
MHD TOP=421.47' INV. IN=415.49' 15" RCP (E) INV. IN=415.36' 15" RCP (S) INV. OUT=414.77' 15" RCP
SD CURB INLET W/ MHD TOP=421.61' INV. OUT=418.01' 15" RCP
TMP 78-9 TCO PARTNERS LLC DB. 4710, PG. 713
REMOVE AND REPLACE CURB RAMP (ADA) W/ DWS
REMOVE AND RELOCATE EXISTING SIDEWALK
5'
CONC SWK
S85°25'36"E 123.31'
REMOVE 24" RCP
REMOVE 18" RCP
REMOVE SD INLET W/ FES INV. (IN)=408.79 24" RCP
REMOVE ROCK ARMOR
REMOVE AND REPLACE MANHOLE
SD CURB INLET W/ MHD TOP=414.96' INV. OUT=411.36' 15" RCP
REMOVE AND REPLACE SD CURB INLET W/ MHD TOP=415.58' INV. IN=411.23' 15" RCP (W) INV. IN=411.36' 18" RCP (S) INV. OUT=409.44' 18" RCP
VACATE PUBLIC DRAINAGE EASEMENT UP TO PROPERTY LINE
REMOVE AND RELOCATE EXISTING SIDEWALK
VACATE EX. 20' PRIVATE DRAINAGE EASEMENT DB. 3657, PG. 564
TOWN & COUNTRY LANE
(53' & VAR. WIDTH PUBLIC R/W)
DB. 3657, PG. 564
DB. 3339, PG. 701
N1°40'10"E 80.43'
EX. 20' PUBLIC DRAINAGE EASEMENT DB. 3657, PG. 564
EX. 20' & VAR. WIDTH PUBLIC DRAINAGE EASEMENT DB. 3657, PG. 564
REMOVE 18" RCP
REMOVE AND RELOCATE EXISTING SIDEWALK
REMOVE AND REPLACE CURB FOR ONE DIRECTION CG-12 TYPE B
REMOVE MHD TOP=424.38' INV. IN=418.77' 18" RCP (W) INV. OUT=416.18' 18" RCP
REMOVE CURB RAMP (ADA) W/ DWS
SD CURB INLET W/ MHD TOP=422.00' INV. OUT=419.07' 15" RCP
N76°39'38"W 13.43'
REMOVE TREE (TYP)
8" DEC
VACATE PUBLIC DRAINAGE EASEMENT UP TO PROPERTY LINE
REMOVE AND REPLACE SD CURB INLET W/ MHD TOP=425.25' INV. IN=419.26' 15" RCP (W) INV. IN=420.60' 15" RCP (S) INV. OUT=419.14' 18" RCP
CURB RAMP (ADA) W/ DWS
SD CURB INLET W/ MHD TOP=425.59' INV. IN=421.32' 15" RCP (S) INV. IN=421.34' 15" RCP (SE) INV. OUT=421.16' 15" RCP
UALISCO WAY
(VAR. WIDTH PUBLIC R/W)
N55°50'44"W 198.91'
EX. VAR. WIDTH DRAINAGE EASEMENT DB. 3339, PG. 701
EX. 30' & VAR. WIDTH ACCESS EASEMENT DB. 3339, PG. 701
TMP 78-9B GUADALAJARA CORPORATION IV DB. 3339, PG. 710
EX. 20' WATER LINE EASEMENT FOR ACSA DB. 3339, PG. 701
REMOVE CURB
REMOVE AND RELOCATE HYDRANT
VACATE SECTION OF ACSA EASEMENT
S34°49'19"W 97.00'
CONC. REFUSE PAD
N69°55'05"W 113.99'
DEPRESSED CURB
SAN CO TOP=438.31'
EX. 20' & VAR. WIDTH 'UTILITY EASEMENT' FOR ACSA DB. 3657, PG. 564
CONC. DRAINAGE FLUME
PIPE INLET, 12" HDPE (HW, L=4') INV. (IN)=436.68'
MHS (W/ DROP CONN.) TOP=437.01' INV.=431.57' INSPECT. ARM INV. IN=420.91' 8" PVC DROP (S) INV. IN=420.11' 8" PVC (W) INV. OUT=420.02' 8" PVC
VACATE EX. 20' PRIVATE DRAINAGE EASEMENT DB. 3657, PG. 564
(SITE IS LIGHTLY VEGETATED AT TIME OF SURVEY)
OLYMPIA DRIVE
(45' & VAR. WIDTH PUBLIC R/W)
DB. 3657, PG. 564
DB. 3339, PG. 701
S55°30'41"E 311.31'
SD CURB INLET W/ MHD TOP=427.28' INV. IN=423.26' 15" RCP (S) INV. OUT=422.51' 15" RCP
SD CURB INLET W/ MHD TOP=428.85' INV. IN=424.95' 15" RCP (SE) INV. OUT=424.85' 15" RCP
EX. 20' PUBLIC DRAINAGE EASEMENT DB. 3657, PG. 564
EX. 20' SANITARY SEWER EASEMENT FOR ACSA DB. 3657, PG. 564
MHS (W/ DROP CONN.) TOP=433.05' INV. IN=416.70' 8" PVC (S) INV. OUT=416.59' 8" PVC
SD CURB INLET W/ MHD TOP=432.38' INV. OUT=428.38' 15" RCP
S39°17'19"E 103.41'
RELOCATE MAILBOXES
S57°49'35"E 24.74'
S28°31'18"W 33.74'
RELOCATE SIGN
REMOVE AND REPLACE CONCRETE
SAW CUT
REMOVE AND REPLACE CURB FOR ONE DIRECTION CG-12 TYPE B
REMOVE AND REPLACE ASPHALT
REMOVE CURB
EX. VAR. WIDTH 'UTILITY EASEMENT' FOR ACSA DB. 3657, PG. 564
S44°47'00"W 103.35'
EX. 30' & VAR. WIDTH ACCESS EASEMENT DB. 3657, PG. 564
N40°18'12"W 13.85'
MHS TOP=439.34' INV. IN=419.72' 8" PVC (E) INV. OUT=419.64' 8" PVC
MHS TOP=435.35' INV. IN=427.27' 8" PVC (E) INV. IN=418.22' 8" PVC (S) INV. OUT=418.13' 8" PVC
MHD TOP=439.20' INV. IN=434.12' 24" RCP (E) INV. IN=434.19' 18" HDPE INV. OUT=433.95' 24" HDPE
SD INLET W/ GRATE TOP=439.48' INV. IN=436.18' 12" RCP (S) INV. IN=436.08' 12" HDPE (W) INV. OUT=435.90' 18" HDPE

COMMONWEALTH OF VIRGINIA
Bryan D. Cichocki
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06/1/22
PROFESSIONAL ENGINEER

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DATE 06/21/2022
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DESIGNED BY T. BRIGHT
CHECKED BY B. CICHOCKI
SCALE 1"=20'

TIMMONS GROUP

TOWNEPLACE INN AND SUITES
COUTNY OF ALBEMARLE, VIRGINIA
DEMOLITION PLAN

JOB NO. 49421
SHEET NO. C2.1

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PROPOSED LEGEND

- (TYP.) — PIPE FLOW DIRECTION
- TYPICAL
- SDL — SIGHT DISTANCE LEFT
- SDR — SIGHT DISTANCE RIGHT
- SEWER MANHOLE
- STORM MANHOLE
- W — WATER PIPE
- SAN — SEWER PIPE
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- PROPERTY BOUNDARY
- DITCH LINE

NAD 83

SCALE 1"=20'
0 20' 40'

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DESIGNED BY
T. BRIGHT

CHECKED BY
B. CICHOCKI

SCALE
1"=20'

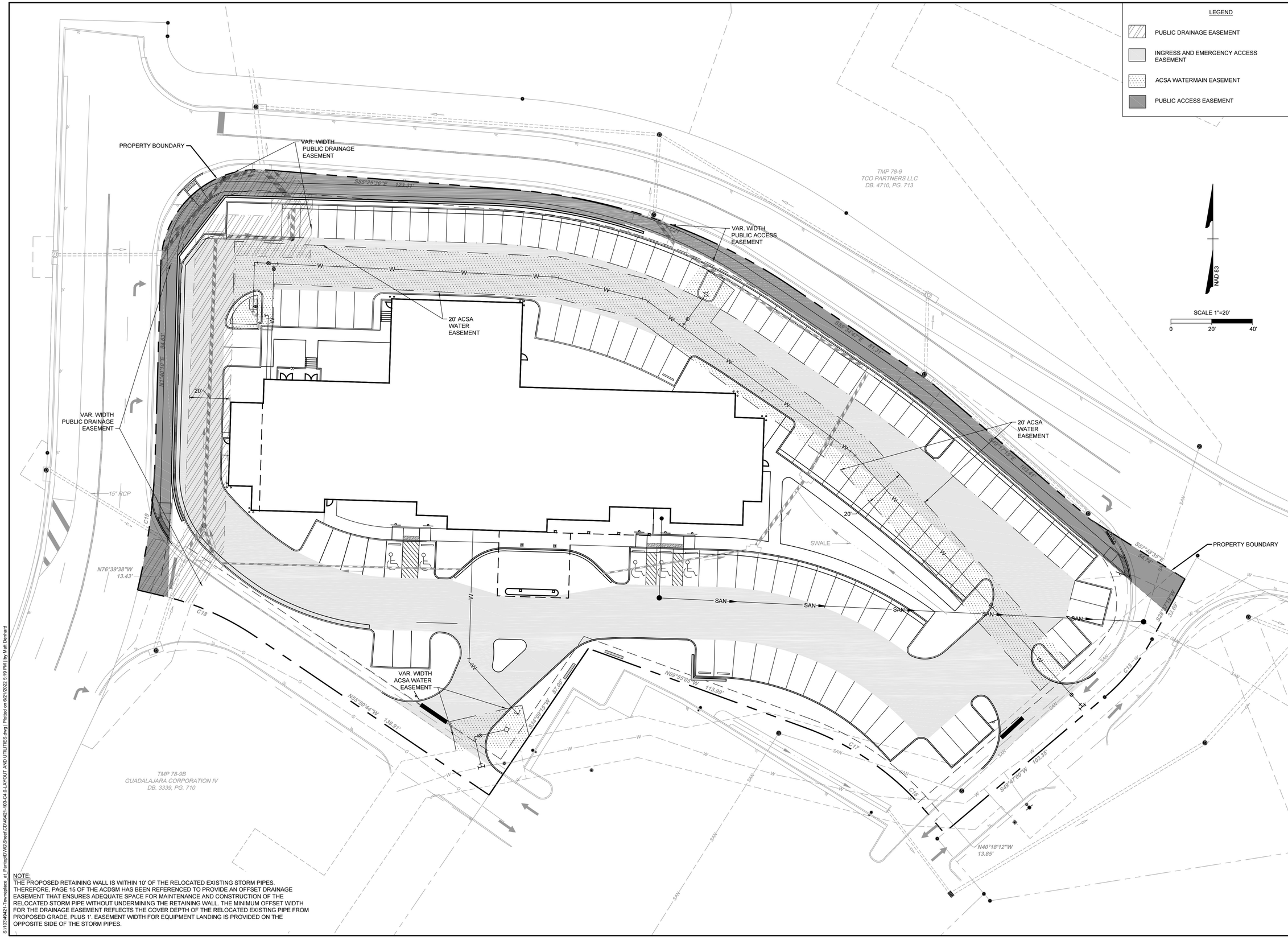
TOWNEPLACE INN AND SUITES
COUTNY OF ALBEMARLE, VIRGINIA
LAYOUT AND UTILITIES PLAN

JOB NO.
49421

SHEET NO.
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NOTE:
THE PROPOSED RETAINING WALL IS WITHIN 10' OF THE RELOCATED EXISTING STORM PIPES. THEREFORE, PAGE 15 OF THE ACDSM HAS BEEN REFERENCED TO PROVIDE AN OFFSET DRAINAGE EASEMENT THAT ENSURES ADEQUATE SPACE FOR MAINTENANCE AND CONSTRUCTION OF THE RELOCATED STORM PIPE WITHOUT UNDERMINING THE RETAINING WALL. THE MINIMUM OFFSET WIDTH FOR THE DRAINAGE EASEMENT REFLECTS THE COVER DEPTH OF THE RELOCATED EXISTING PIPE FROM PROPOSED GRADE, PLUS 1'. EASEMENT WIDTH FOR EQUIPMENT LANDING IS PROVIDED ON THE OPPOSITE SIDE OF THE STORM PIPES.

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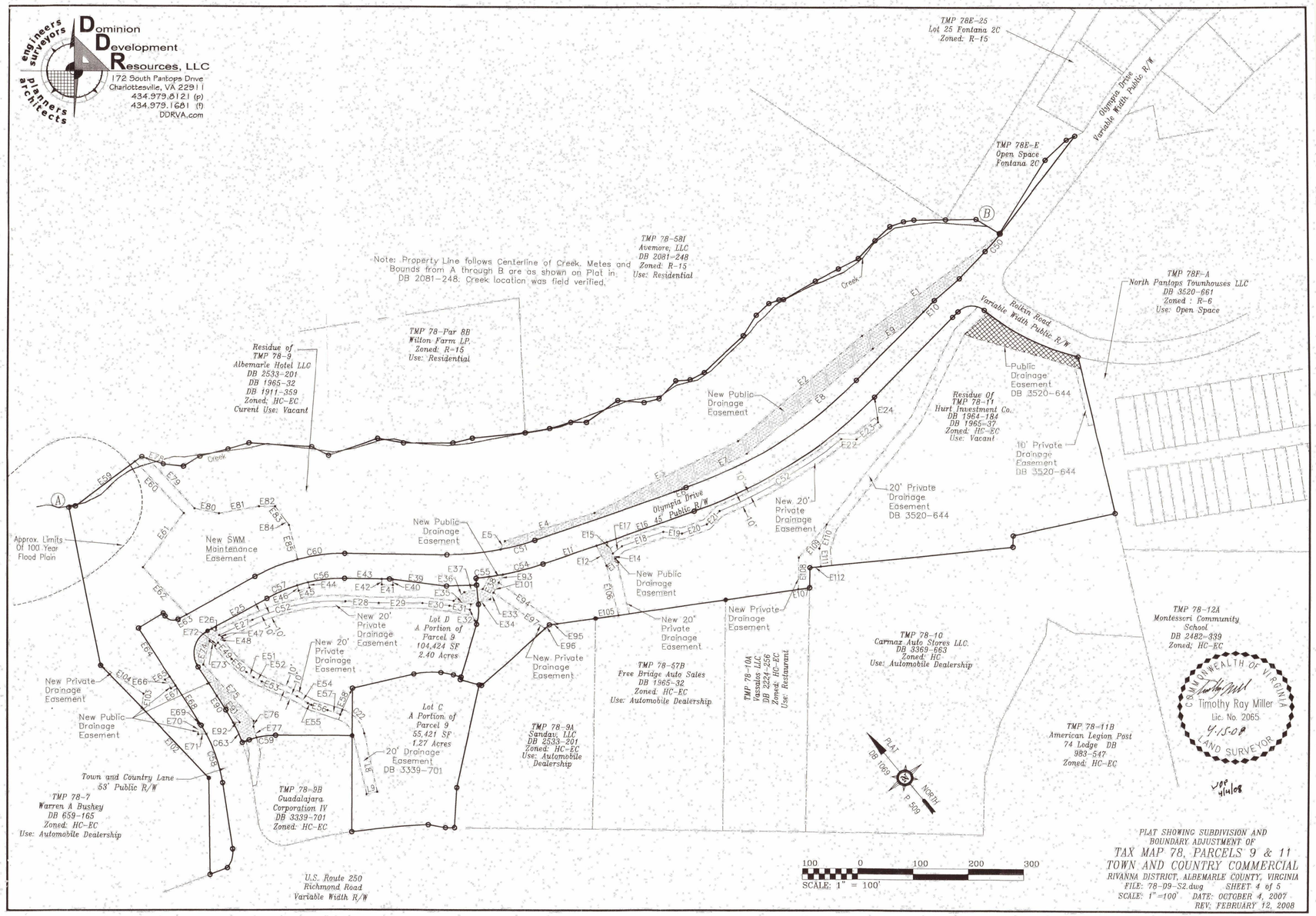
TOWNEPLACE INN AND SUITES
COUTNY OF ALBEMARLE, VIRGINIA
EASEMENT PLAN

JOB NO. 49421
SHEET NO. C4.1

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Charlottesville, VA 22911
434.979.8121 (p)
434.979.1681 (f)
DDRVA.com



PLAT INCLUDED FOR REFERENCE ONLY FROM "TAX MAP 78, PARCELS 9 & 11 TOWN AND COUNTRY COMMERCIAL"

NOTE:
THE EXISTING BIORETENTION THAT THE SUBJECT PROJECT DRAINS TO IS LOCATED WITHIN THE EASEMENT LABELED "NEW SWM MAINTENANCE EASEMENT."

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CHECKED BY B. CICHOCKI
SCALE 1"=20'

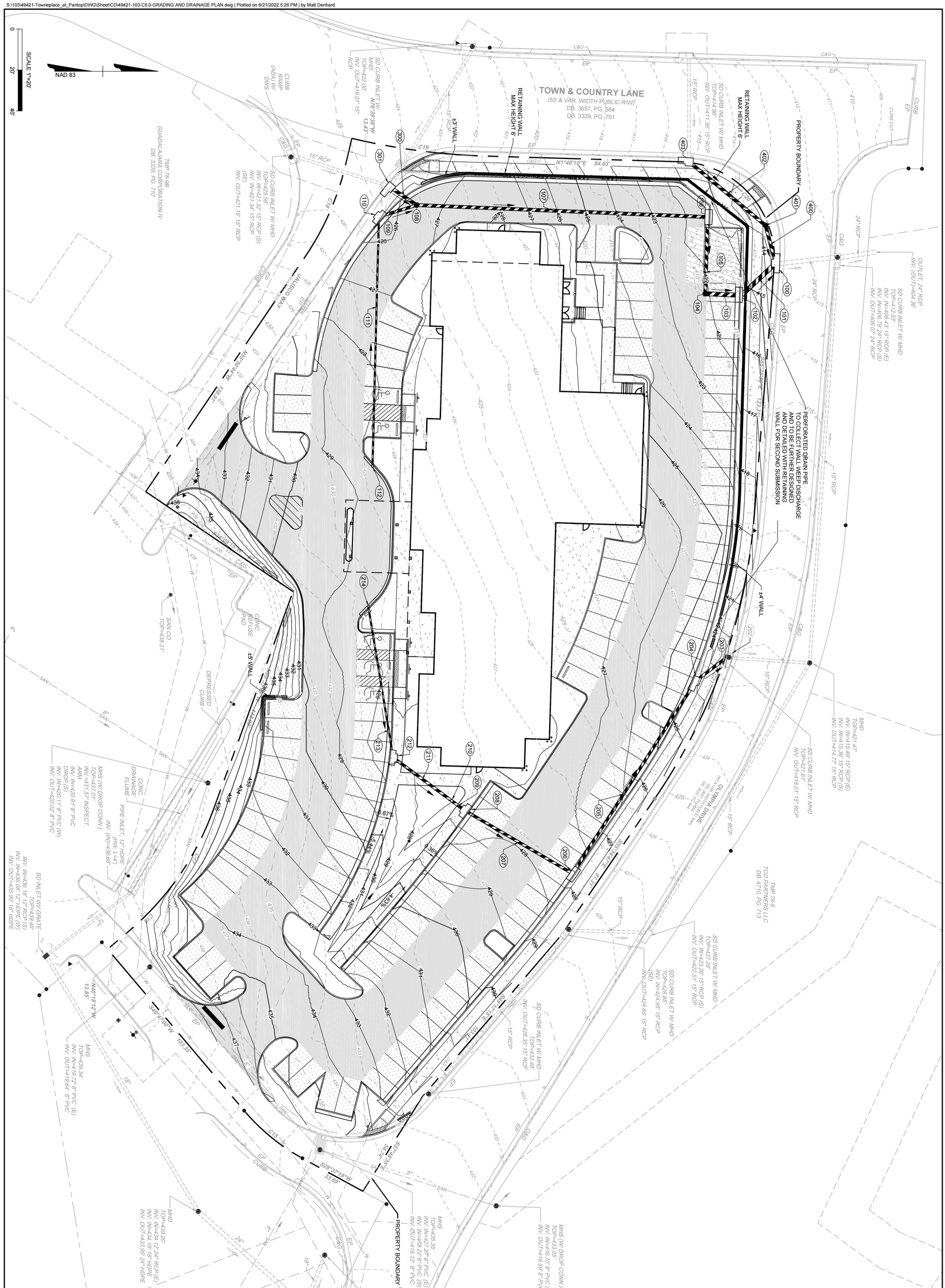
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TOWNEPLACE INN AND SUITES
COUTNY OF ALBEMARLE, VIRGINIA
EXISTING EASEMENT PLAN

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SHEET NO. C4.2

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SHEET NO.	C5.0

TOWNEPLACE INN AND SUITES

COUTNY OF ALBEMARLE, VIRGINIA

OVERALL GRADING AND DRAINAGE PLAN

SCALE	1"=30'
CHECKED BY	B. CICHOCKI
DESIGNED BY	T. BRIGHT
DRAWN BY	T. BRIGHT
DATE	06/21/2022

DATE	REVISION DESCRIPTION

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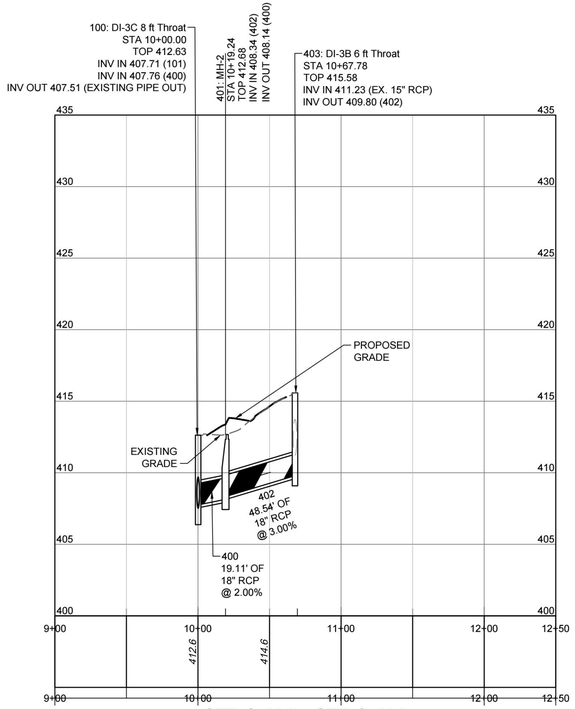
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SHEET NO.	C5.1
JOB NO.	49421
	TOWNEPLACE INN AND SUITES
	COUTNY OF ALBEMARLE, VIRGINIA
	DETAILED GRADING AND DRAINAGE PLAN
SCALE	1"=30'
CHECKED BY	B. CICHOCKI
DESIGNED BY	T. BRIGHT
DRAWN BY	T. BRIGHT
DATE	06/21/2022

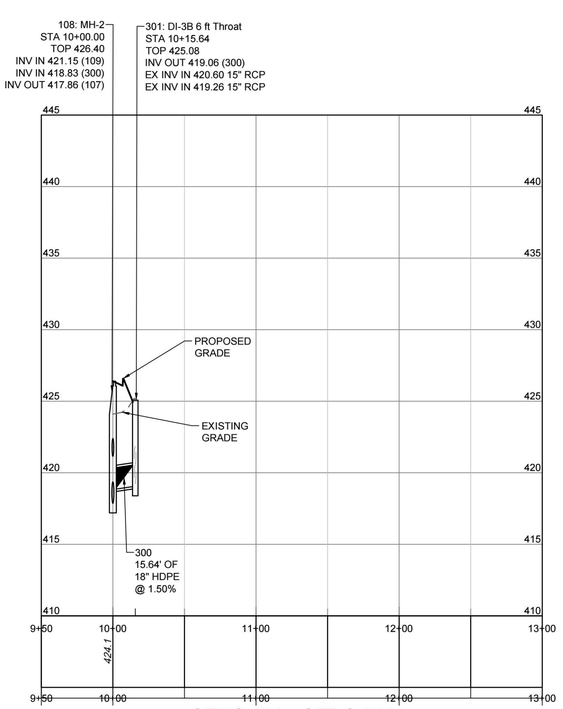
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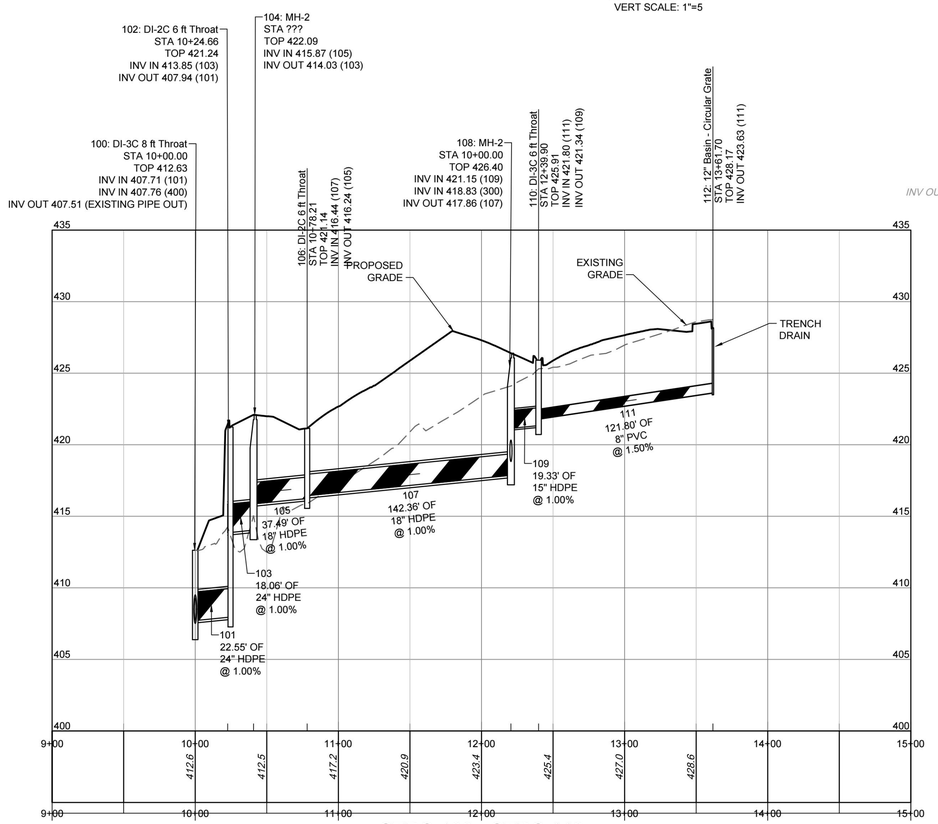
STRC 100 - STRC 403

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



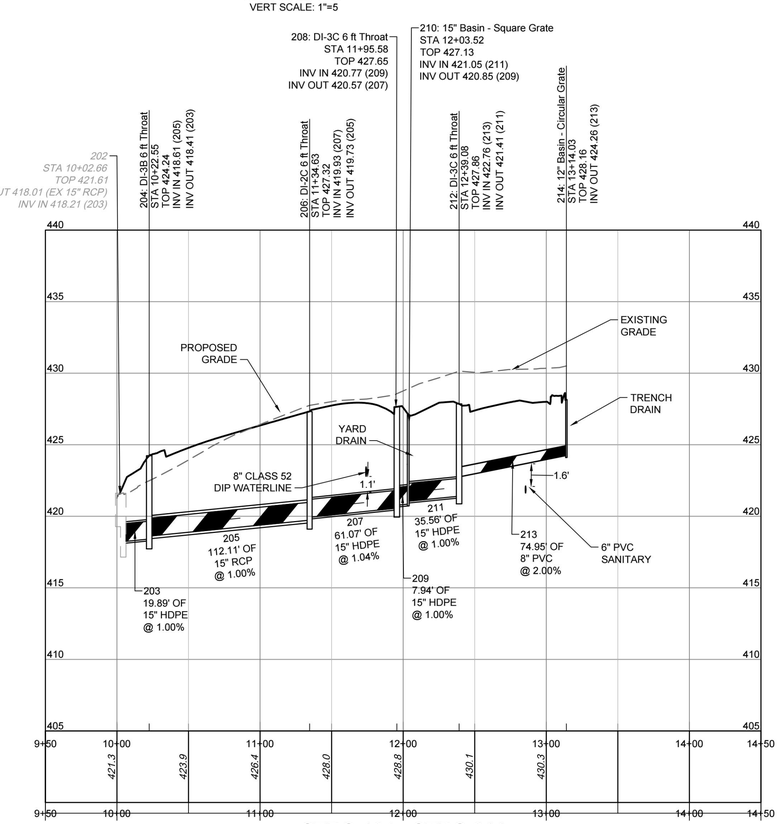
STRC 108 - STRC 301

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



STRC 100 - STRC 112

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



STRC 104 - STRC 214

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

PROFILE SCALE

5
0
0
50

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DATE

DATE
06/21/2022

DRAWN BY
T. BRIGHT

DESIGNED BY
T. BRIGHT

CHECKED BY
B. CICHOCKI

SCALE
1"=50'

TOWNEPLACE INN AND SUITES

COUTNY OF ALBEMARLE, VIRGINIA

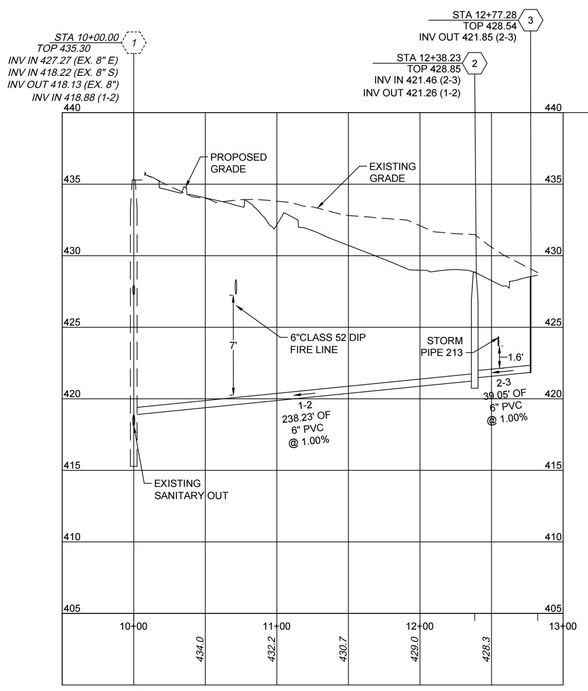
STORM PROFILES

JOB NO.
49421

SHEET NO.
C7.0

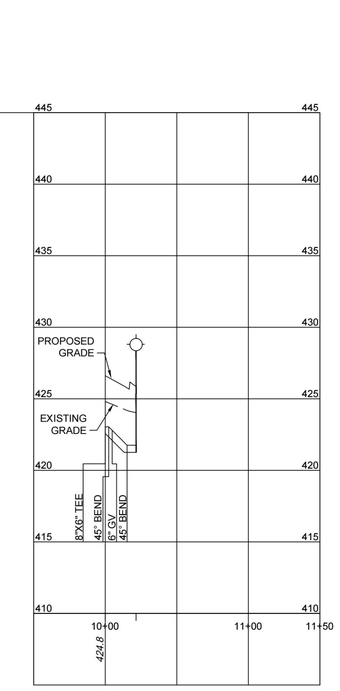
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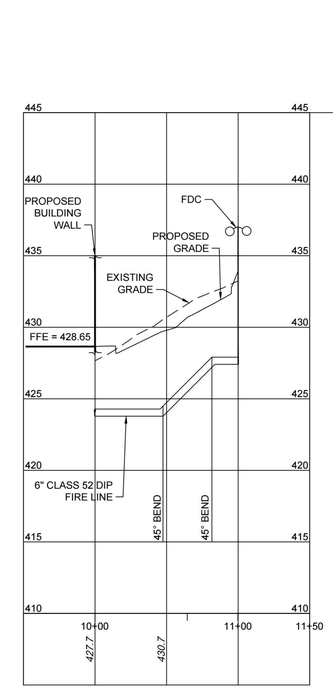
SANITARY

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



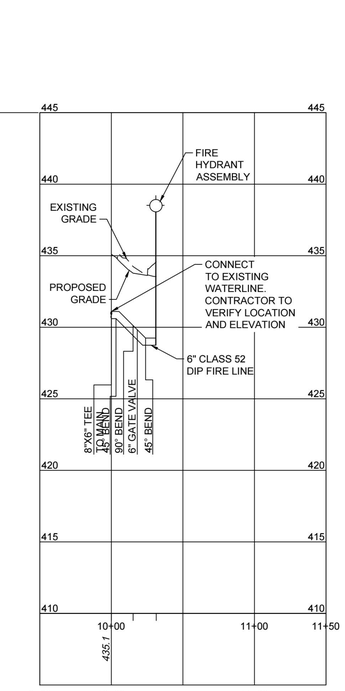
FIRE LINE D

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



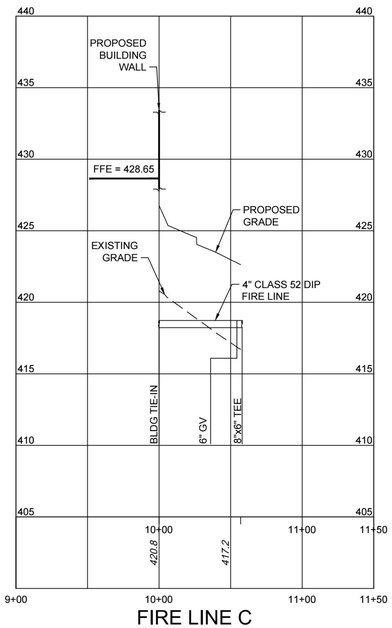
FIRE LINE A

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



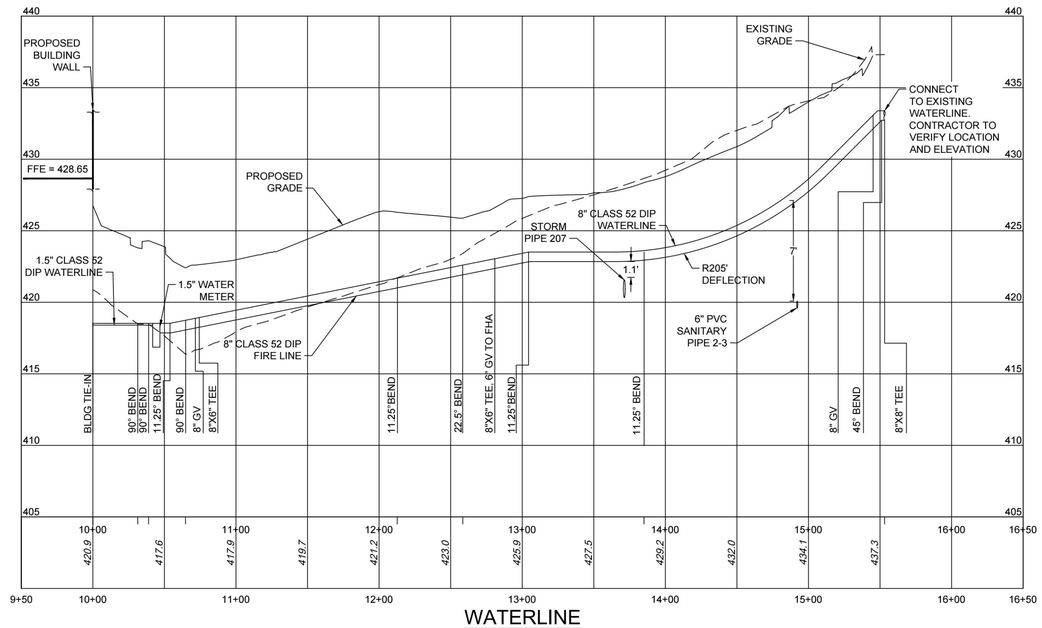
FIRE LINE B

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



FIRE LINE C

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



WATERLINE

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

5
0
0 50
PROFILE SCALE

COMMONWEALTH OF VIRGINIA
Bryan D. Cichocki
Lic. No. 53741
6/21/22
PROFESSIONAL ENGINEER

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REVISION DESCRIPTION

DATE

DATE 06/21/2022
DRAWN BY T. BRIGHT
DESIGNED BY T. BRIGHT
CHECKED BY B. CICHOCKI
SCALE 1"=50'

TIMMONS GROUP

TOWNEPLACE INN AND SUITES
COUTNY OF ALBEMARLE, VIRGINIA
UTILITY PROFILES

JOB NO. 49421
SHEET NO. C7.2

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PLANT KEY	
TREES	BOTANICAL NAME
ACE OGL	ACER RUBRUM `OCTOBER GLORY`
ACE GOL	ACER SACCHARUM `GOLDSPIRE`
GIN PSG	GINKGO BILOBA `PRINCETON SENTRY`
PLA OCC	PLATANUS OCCIDENTALIS
QUE PHE	QUERCUS PHELLOS
SHRUBS	BOTANICAL NAME
ARO ABR	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'
ILE GLA	ILEX GLABRA
ILE WIN	ILEX VERTICILLATA
ITE SPR	ITEA VIRGINICA `SPRICH` TM

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

OLYMPIA DRIVE

PROPERTY BOUNDARY

5' SIDEWALK (TYP)

(16) ARO ABR
(3) GIN PSG
(36) ITE SPR

(26) ILE GLA
(4) ACE OGL

(17) ILE WIN
(15) ITE SPR
(14) ARO ABR

(14) ITE SPR
(9) GIN PSG
(6) ILE GLA

(6) ARO ABR
(12) ILE GLA

(16) ITE SPR
(9) ILE WIN

TOWN AND COUNTRY LANE

(11) ARO ABR
(23) ILE WIN

(9) ARO ABR

(9) PLA OCC

(4) ACE GOL
(5) QUE PHE

PROPOSED BUILDING

CAP 8" DIP WITH TAP FOR 1.5" TO MV, FOSTER FITTINGS ONLY

TMP 78-9
TCO PARTNERS LLC
DB. 4710, PG. 713

TMP 78-9B
GUADALAJARA CORPORATION IV
DB. 3339, PG. 710

SWALE

10+00
10+50
11+00
11+50
12+00

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

COMMONWEALTH OF VIRGINIA
FRANK W. HANCOCK III
No. 1407
LANDSCAPE ARCHITECT
06/21/22

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TIMMONS GROUP

REVISION DESCRIPTION

DATE

DATE 06/21/2022
DRAWN BY M. RACHNER
DESIGNED BY M. RACHNER
CHECKED BY F. HANCOCK
SCALE 1"=20'

TOWNEPLACE INN AND SUITES
COUTNY OF ALBEMARLE, VIRGINIA
LANDSCAPE PLAN

JOB NO. 49421
SHEET NO. L1.0

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

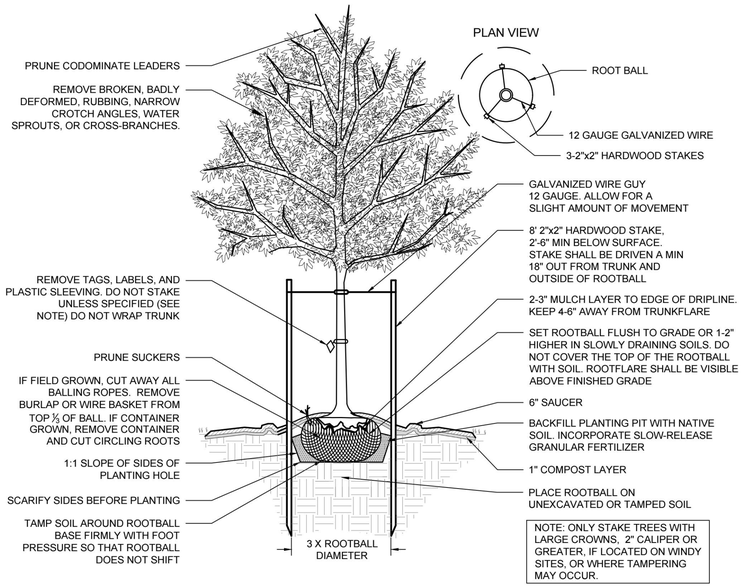
1. **The following items shall be shown on the plan:**
   - ☑ Trees to be saved;
   - ☑ Limits of clearing (outside dripline of trees to be saved);
   - ☑ Location and type of protective fencing;
   - ☑ Grade changes requiring tree wells or walls;
   - ☑ Proposed trenching or tunneling beyond the limits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

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

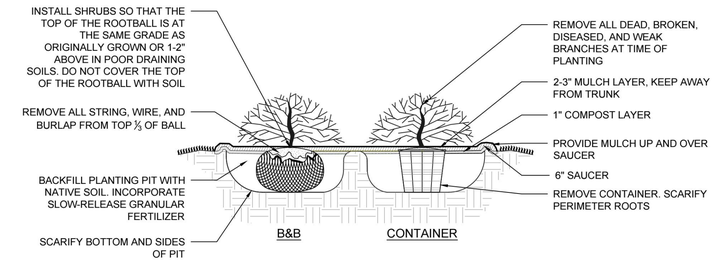
OWNER SIGNATURE — (DATE) 6/20/22

CONTRACT PURCHASER SIGNATURE — (DATE)

5/1/06 Page 1 of 1



1 DECIDUOUS TREE - STAKING SPECIFIED
NOT TO SCALE



2 SHRUB PLANTING
NOT TO SCALE

PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	CANOPY
ACE OGL	4	ACER RUBRUM `OCTOBER GLORY`	OCTOBER GLORY RED MAPLE	2.5" CAL.	B&B	425SF
ACE GOL	4	ACER SACCHARUM `GOLDSPIRE`	GOLDSPIRE SUGAR MAPLE	2.5" CAL.	B&B	234SF
GIN PSG	12	GINKGO BILOBA `PRINCETON SENTRY`	PRINCETON SENTRY MAIDENHAIR TREE	2.5" CAL.	B&B	17SF
PLA OCC	9	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2.5" CAL.	B&B	1308SF
QUE PHE	5	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	B&B	395SF
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	
ARO ABR	56	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	24" HT./SPRD.	CONTAINER	
ILE GLA	44	ILEX GLABRA	INKBERRY HOLLY	24" HT./SPRD.	CONTAINER	
ILE WIN	49	ILEX VERTICILLATA	WINTERBERRY	24" HT./SPRD.	CONTAINER	
ITE SPR	81	ITEA VIRGINICA `SPRICH` TM	LITTLE HENRY SWEETSPIRE	24" HT./SPRD.	CONTAINER	

STREET TREE REQUIREMENTS

**per Sec. 32.7.9.5 of the Albemarle County Code.*

STREET	FRONTAGE	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
TOWN AND COUNTRY LANE	114 LF	1 LARGE SHADE TREE PER 40 LF OF FRONTAGE	(114÷40) = 2.85	3 LARGE SHADE TREES	4 LARGE SHADE TREES
OLYMPIA DRIVE	459 LF	1 LARGE SHADE TREE PER 40 LF OF FRONTAGE	(459÷40) = 11.46	12 LARGE SHADE TREES	12 LARGE SHADE TREES

INTERIOR PARKING LOT LANDSCAPE AREA REQUIREMENTS

**per Sec. 32.7.9.6 of the Albemarle County Code.*

REQUIREMENT	PARKING LOT AREA	CALCULATIONS	REQUIRED	PROVIDED
5% OF GROSS PARKING AREA	39,687 SF	39,687 x .05 = 1,984.35 SF	1,985 SF	2,855 SF

INTERIOR PARKING LOT TREE REQUIREMENTS

**per Sec. 32.7.9.6 of the Albemarle County Code.*

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

TREE CANOPY REQUIREMENTS

**per Sec. 32.7.9.8 of the Albemarle County Code.*

REQUIREMENT	SITE AREA	CALCULATIONS	REQUIRED	PROVIDED
10% OF THE LOT AREA IS TO BE COVERED BY TREE CANOPY	104,544 SF	104,544 x .10 = 10,454.40 SF	10,455 SF	16,587 SF

NOTE:
-ALL SITE PLANTINGS OF TREE AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.

GENERAL NOTES

PRE-CONSTRUCTION

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

CONSTRUCTION/INSTALLATION

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

INSPECTIONS/GUARANTEE

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

COMMONWEALTH OF VIRGINIA
FRANK W. HANCOCK III
No. 1407
LANDSCAPE ARCHITECT
06/21/22

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REVISION DESCRIPTION

DATE

DATE 06/21/2022
DRAWN BY M. RACHNER
DESIGNED BY M. RACHNER
CHECKED BY F. HANCOCK
SCALE N/A

TIMMONS GROUP

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

JOB NO. 49421
SHEET NO. L2.0

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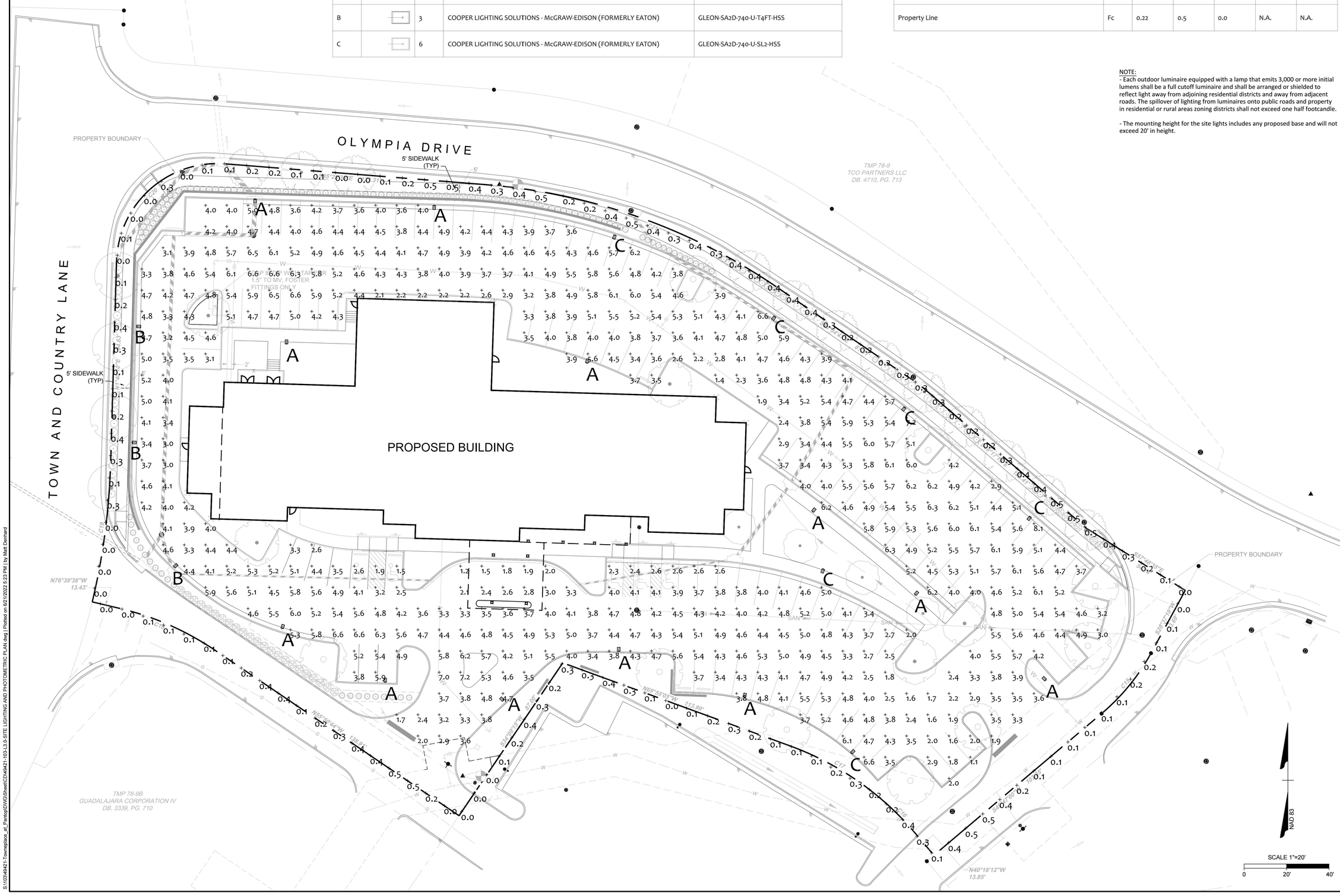
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Luminaire Schedule				
Tag	Symbol	Qty	[MANUFAC]	Label
A		12	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GLEON-SA3D-740-U-T4W-HSS
B		3	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GLEON-SA2D-740-U-T4FT-HSS
C		6	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GLEON-SA2D-740-U-SL2-HSS

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and roadway	Fc	4.35	8.1	1.1	3.95	7.36
Property Line	Fc	0.22	0.5	0.0	N.A.	N.A.

NOTE:
- Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.

- The mounting height for the site lights includes any proposed base and will not exceed 20' in height.



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REVISION DESCRIPTION

DATE

DATE
06/21/2022

DRAWN BY
M. RACHNER

DESIGNED BY
M. RACHNER

CHECKED BY
F. HANCOCK

SCALE
1"=20'

TIMMONS GROUP

TOWNEPLACE INN AND SUITES
COUTNY OF ALBEMARLE, VIRGINIA
SITE LIGHTING AND PHOTOMETRIC PLAN

JOB NO.
49421

SHEET NO.
L3.0

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Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features

LumenSafe Technology · Light Adjustment™

Product Certifications

DSD · DLC · DLC Premium · 3G VIB · IP66 · CERTIFIED · ida · BAA · 5 YEAR

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

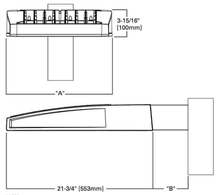
Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

Connected Systems

- WaveLinx
- Enlighted

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length [1]	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

NOTES: For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions

McGraw-Edison

GLEON Galleon

Ordering Information

SAMPLE NUMBER: **GLEON-SA4C-740-U-T4FT-GM**

Product Family [1, 2]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GLEON–Galleon **BAA–GLEON**–Galleon, Buy American Act Compliant [3] **TAA–GLEON**–Galleon, Trade Agreements Act Compliant [3]	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares [4] **SA6**=6 Squares [4] **SA7**=7 Squares [4] **SA8**=8 Squares [4] **SA9**=9 Squares [4] **SA0**=10 Squares [4]	**A**=400mA **B**=800mA **C**=1000mA **D**=1200mA [5]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [6, 7]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7, 8] **9**=347V [7]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SNQ**=Type V Narrow **SMQ**=Type V Square Medium **SWQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [9] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [11] **QML**=Quick Mount Arm (Standard Length, Large) [12] **QMEA**=Quick Mount Arm (Extended Length) [13]	**AP**=Glare **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RAL/X**=Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [14]
DIM=External 0-10V Dimming Leads [15, 16] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **20K**=Series 20kV UL 1449 Surge Protective Device **2L**=Two Circuits [17, 18] **HA**=50°C High Ambient **HSS**=Installed House Side Shield [19] **GRSBK**=Glare Reducing Shield, Black [20] **GRSWH**=Glare Reducing Shield, White [20] **LCF**=Light Square Trim Painted to Match Housing [21] **PIR**=Installed Mesh Tray **TS**=Tool-less Door Hardware **CR**=Coastal Construction finish [3] **LNL**=Optics Rotated 90° Left **RNR**=Optics Rotated 90° Right **CE**=CE Marking [6] **AHD345**=After Hours Dim, 5 Hours [22] **AHD245**=After Hours Dim, 6 Hours [22] **AHD255**=After Hours Dim, 7 Hours [22] **AHD355**=After Hours Dim, 8 Hours [22] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol **PR**=NEMA 3-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle [23] **SPD2**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [24] **SPD4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [24] **MS-L20**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [24] **MS/L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [24] **MS/V-L20**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [24, 25] **MS/V-L40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [24, 25] **MSDIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [24] **MSDIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [24] **ZW**=WaveLinx Module and 4-PIN Receptacle **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle **SWPD4XX**=WaveLinx Sensor Only, 7'-15' [15, 16, 24, 25] **SWPDSXX**=WaveLinx Sensor Only, 15'-40' [15, 16, 24, 25] **WDBXX**=WaveLinx Sensor with Bluetooth, 7'-15' [15, 16, 24] **WDRXX**=WaveLinx Sensor with Bluetooth, 15'-40' [15, 16, 24] **LWH-LW**=Enlighted Sensor, 8'-16' Mounting Height [26] **LWH-HW**=Enlighted Sensor, 15'-40' Mounting Height [26] **DIM10-MS/DIM-L08**=Synapse Occupancy Sensor (<8' Mounting) [24] **DIM10-MS/DIM-L20**=Synapse Occupancy Sensor (9'-20' Mounting) [24] **DIM10-MS/DIM-L40**=Synapse Occupancy Sensor (21'-40' Mounting) [24]	**GA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **GA/RA1027**=NEMA Photocontrol - 480V **GA/RA1201**=NEMA Photocontrol - 347V **GA/RA1013**=Photocontrol Shorting Cap **GA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1030-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [24] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Squares **GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Squares **GLEON-MT3**=Field Installed Mesh Top for 7-8 Light Squares **GLEON-MT4**=Field Installed Mesh Top for 9-10 Light Squares **GLEON-QM**=Quick Mount Arm Kit [11] **GLEON-QMEA**=Quick Mount Extended Arm Kit [13] **LS/HSS**=Field Installed House Side Shield [19, 20] **LS/GRSBK**=Glare Reducing Shield, Black [20, 21] **LS/GRSWH**=Glare Reducing Shield, White [20, 21] **LS/PFS**=Perimeter Shield, Black [21] **WOLC-7P-10A**=WaveLinx Outdoor Control Module [15, 24] **SWPDI-XX**=WaveLinx Wireless Sensor, 7'-15' Mounting Height [15, 16, 24, 25] **SWPDS-XX**=WaveLinx Wireless Sensor, 15'-40' Mounting Height [15, 16, 24, 25]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP913001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models GLEON.
3. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. Not compatible with MS-H,MS-L,MS-W or WSLLXX sensors.
5. Not compatible with standard quick mount arm (QM4) or extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. 480V is not available in 3000K CCT. 480V is for use on Wye systems. The neutral must be present for grounded systems or some grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.).
9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Mast arm adapter fits 2-3/8" tenon.
11. Maximum 4 light squares.
12. Maximum 6 light squares.
13. Requires DM or ZD receptacle.
14. Narrow-band 590nm +/- 5nm. Designed for wildlife and observation use. Choose drive current A; supplied at 500mA drive current. Not available with SL2, SL3, SL4, T4FT, T4W, SL2, SL3, SL4 distributions. Can be used with HSS option.
15. Set of 4 pcs. One set required per Light Square.
16. Not available with HA option.
17. 2L is not available with MS, MS/V or MS/DIM at 347V or 480V. 2L in SA2 through SA4 requires a larger housing, normally used for SA5 or SA6. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
18. Not available with Enlighted wireless sensors.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture.
21. Not available with PIR, PIR1K, PIR1FC3V or WSLLXX. Photocontrol sensor has an integral photocell.
22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
23. Not available with SL2, SL3, SL4 optics. See IES files for details.
24. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative or Cooper Lighting bilabilons for more information.
25. Replace X with number of Light Squares operating in low output mode.
26. Enlighted wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoeE in appropriate quantities.
27. Not available with house side shield (HSS).
28. Not for use with SNQ, SMQ, SWQ or RW optics. A black trim plate is used when HSS is selected.
29. CE is not available with the LWH, MS, MS/V, MS/DIM, WPC, PR or PR7 options. Available in 120-277V only.
30. One required for each Light Square.
31. Not for use with HSS.
32. Replace XX with sensor color (WH, BZ or BK).
33. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (12V in PoE injector) power supply if needed.
34. Smart device with mobile application required to change system defaults. See controls section for details.
35. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act (TAA): BAA-GLEON and TAA-GLEON. Visit https://www.designlights.org/QPL/search/QPLSearch/ website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
36. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
37. Available for 7-10 squares.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	**D**=Dropdead Dome Camera **H**=Hi-Res Dome Camera **Z**=Remote PTZ Camera	**C**=Cellular, No SIM **A**=Cellular, AT&T **V**=Cellular, Verizon **S**=Cellular, Sprint **R**=Cellular, Rogers **W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

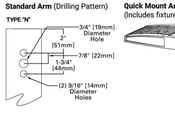
COOPER Lighting Solutions

McGraw-Edison

GLEON Galleon

Mounting Details

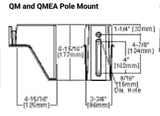
Standard Arm (Drilling Pattern)



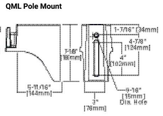
Quick Mount Arm (Includes fixture adapter)



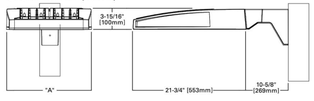
QM and QMEA Pole Mount



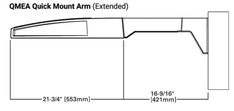
QML Pole Mount



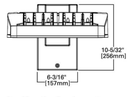
QM Quick Mount Arm (Standard)

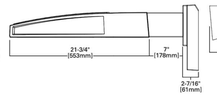


QMEA Quick Mount Arm (Extended)

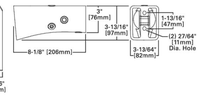


Standard Wall Mount



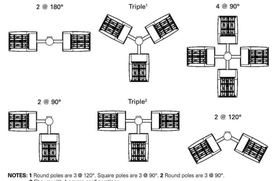


Mast Arm Mount



Arm Mounting Requirements

Number of Light Squares	Standard Arm @ 90° Apart	Standard Arm @ 120° Apart	Quick Mount Arm @ 90° Apart	Quick Mount Arm @ 120° Apart
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	--	Quick Mount
8	Extended	Extended	--	Quick Mount
9	Extended	Extended	--	--
10	Extended	Extended	--	--



NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°.
3 Shown with 4 square configurations.

Fixture Weights and EPAs

Number of Light Squares	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (Sq. Ft.)	Weight with QM Arm (lbs.)	EPA with QM Arm (Sq. Ft.)	Weight with QML (lbs.)	EPA with QML (Sq. Ft.)	Weight with QMEA (lbs.)	EPA with QMEA (Sq. Ft.)
1-4	33	0.96	35	1.11	--	--	38	1.11
5-6	44	1.00	46	1.11	--	--	49	1.11
7-8	54	1.07	56	1.11	58	1.11	--	--
9-10	63	1.12	--	--	67	1.11	--	--

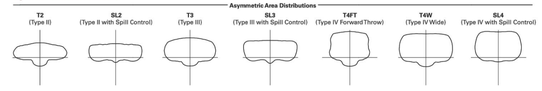
COOPER Lighting Solutions

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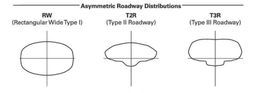
GLEON Galleon

Optical Distributions

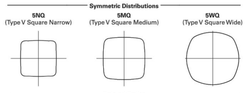
Asymmetric Area Distributions



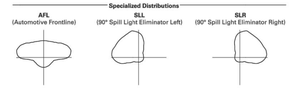
Asymmetric Roadway Distributions



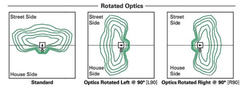
Symmetric Distributions



Specialized Distributions



Rotated Optics



Product Specifications

Construction
- Extruded aluminum driver enclosure
- Heavy-wall, die-cast aluminum end caps
- Die-cast aluminum heat sinks
- Patent pending interlocking housing and heat sink

Optics
- Patented, high-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions
- 3 shielding options including HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only)

Electrical
- LED drivers are mounted to removable tray assembly for ease of maintenance
- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting
- Standard extruded arm includes internal bolt guides and round pole adapter
- Extended arms (EA and QMEA) may be required in 90° or 120° pole mount configurations, see arm mounting requirements table
- Mast arm (MA) factory installed
- Wall mount (WM) option available
- Quick mount arm (QM and QMEA) includes pole adapter and factory installed fixture mount for fast installation to square or round poles

Finish
- Super housing durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty
- Five year warranty

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours**	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards
** Theoretical values represent estimations commonly used however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

View GLEON IES files

COOPER Lighting Solutions

LIGHTING CUT SHEETS
NOT TO SCALE

COMMONWEALTH OF VIRGINIA
FRANK W. HANCOCK III
No. 1467
LANDSCAPE ARCHITECT
06/21/22

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CHARLOTTESVILLE OFFICE
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL 434.295.5624 FAX 434.295.8317 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE

DATE
06/21/2022

DRAWN BY
M. RACHNER

DESIGNED BY
M. RACHNER

CHECKED BY
F. HANCOCK

SCALE
N/A

TIMMONS GROUP

TOWNEPLACE INN AND SUITES
COUTNY OF ALBEMARLE, VIRGINIA
SITE LIGHTING CUT SHEETS

JOB NO.
49421

SHEET NO.
L4.0

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S:\11\05\49421-Townplace_at_Pantops\DWG\Sheet\CD\49421-1D3-L4.0-SITE LIGHTING CUT SHEETS.dwg | Plotted on 6/21/2022 6:23 PM | by Matt Dienhart