

CORNERSTONE COMMUNITY CHURCH

INITIAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA

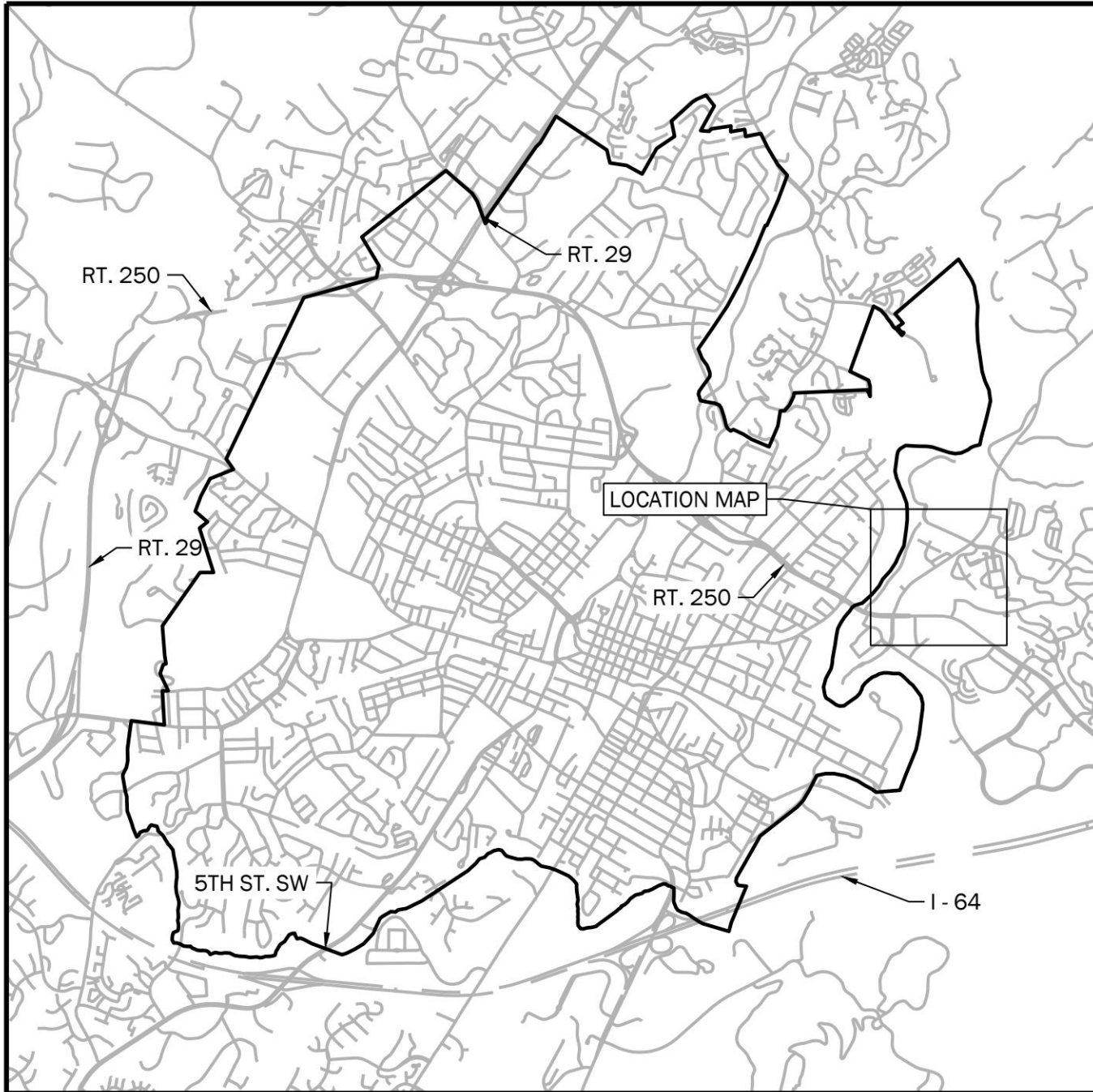
PROJECT SUMMARY

NAME OF PROJECT:	CORNERSTONE COMMUNITY CHURCH
PROJECT ADDRESS:	1395 STONY POINT ROAD CHARLOTTESVILLE, VA 22911
DEVELOPMENT TYPE:	BY-RIGHT COMMERCIAL
PROJECT NARRATIVE:	SITE IMPROVEMENTS NECESSARY FOR THE ESTABLISHMENT OF A CHURCH WITHIN THE EXISTING GARAGE BUILDING ON SITE. EXISTING RESIDENCE TO BE USED FOR MIXTURE OF CHURCH OFFICE/STORAGE/CHILD CARE ASSOCIATED WITH ASSEMBLY ONLY
PLANNING HISTORY:	ZMA202300004
APPLICANT/OWNER:	CONTACT: CORNERSTONE COMMUNITY CHURCH TONY SCHIAVONE, LEAD PASTOR ADDRESS: 1395 STONY POINT ROAD CHARLOTTESVILLE, VA 22911 PHONE: 434-218-3365 EMAIL: TONY@CORNERSTONECOMMUNITY.TV
ENGINEER OF RECORD:	CONTACT: LINE AND GRADE CIVIL ENGINEERING KENDRA G. MOON, PE ADDRESS: 222 SOUTH STREET WEST CHARLOTTESVILLE, VA 22902 PHONE: 540-660-5744 EMAIL: KMOON@LINE-GRADE.COM
SOURCE OF SURVEY AND TOPOGRAPHY:	SOURCE: FIELD SURVEY COMPLETED 2020 AND UPDATED JUNE 28, 2024 FIELD VERIFIED BY KENDRA MOON, PE ON JULY 1, 2024 CONTACT: MERIDIAN PLANNING GROUP TIM MILLR, PE, LS ADDRESS: 440 PREMIER CIRCLE, SUITE 200 CHARLOTTESVILLE, VA, 22901 PHONE: 434-882-0121 EMAIL: TMILLER@MERIDIANWBE.COM
PARCELS:	PARCEL ID: 78-58K OWNER: CORNERSTONE COMMUNITY CHURCH CONTACT: TONY SCHIAVONE ZONED: C1 MAG. DISTRICT: RIVANNA OVERLAYS: DAM INUNDATION, EC, FHO (PENDING CHANGES), SCENIC BYWAYS PROFFERS: ZMA202300004 LEGAL AREA: 3.58 ACRE

PROPOSED SITE PLAN REQUIREMENTS

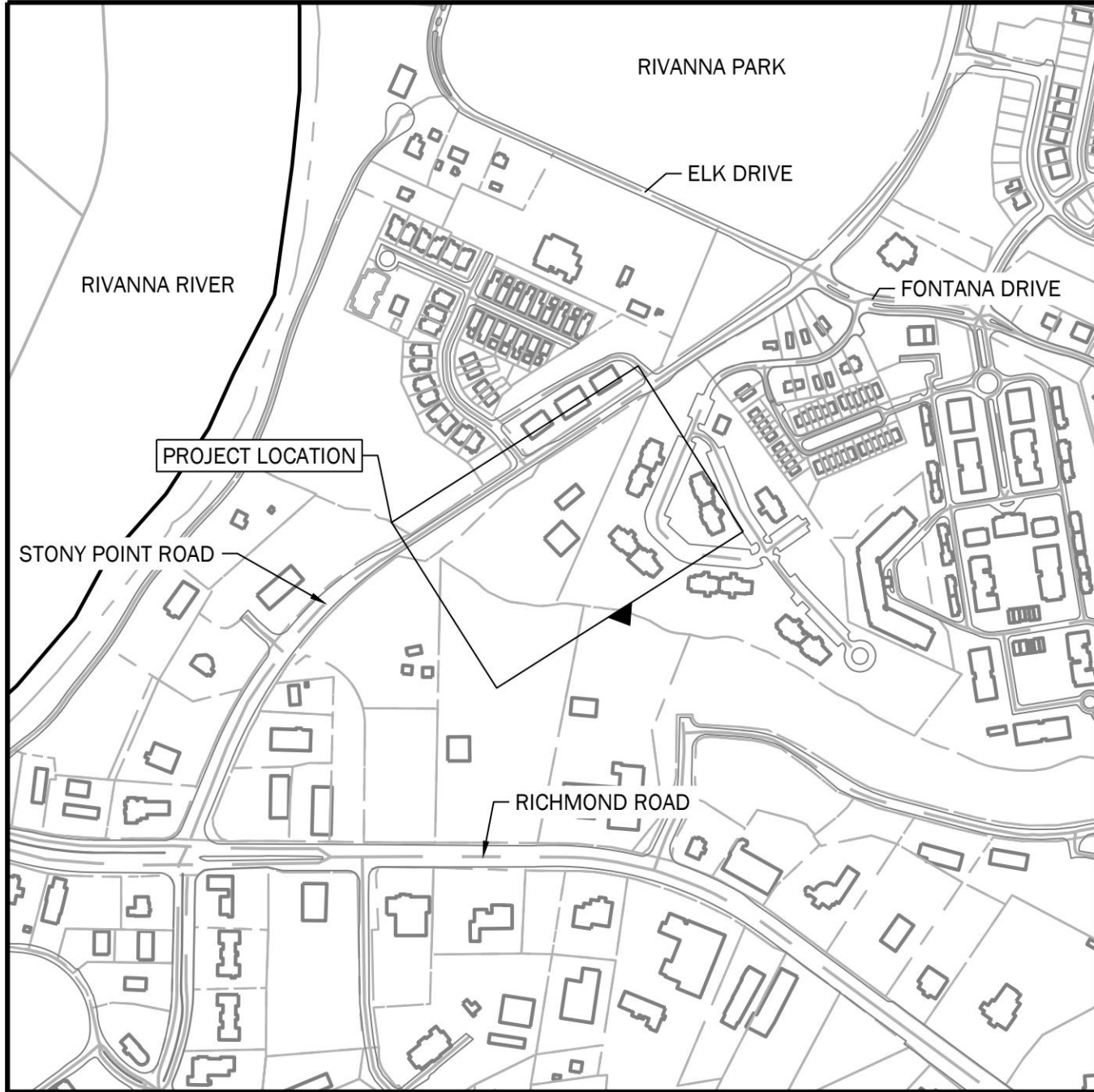
ALLOWED OR REQ'D

BUILDING HEIGHT:	MAX HEIGHT ALLOWED = (PER ZMA 202300004) LESSER OF 3 STORIES OR 45 FT EXISTING BUILDING HEIGHT = 15 FT EXISTING BUILDINGS TO REMAIN HEIGHT = 15 FT
SETBACKS:	PRIMARY STREET MIN FRONT BUILDING SETBACK = 10 FT PRIMARY STREET MAX FRONT BUILDING SETBACK = 30 FT SIDE AND REAR BUILDING SETBACK = 50 FT USE BUFFER ADJACENT TO RESIDENTIAL = 20 FT PARKING SETBACK = 10 FT
BUILDING FOOTPRINTS:	EXISTING BUILDINGS 7,338 SF EXISTING BUILDINGS TO REMAIN 6,296 SF
PARKING REQUIRED:	SEE C0.2
TREE CANOPY COVER:	SEE LANDSCAPE PLAN



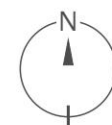
VICINITY MAP

SCALE: 1" = 4,000'



LOCATION MAP

SCALE: 1" = 500'



DESIGN INFORMATION:

DESIGN MANUALS REFERENCED:
VDOT ROAD DESIGN MANUAL
ALB CO. DESIGN STANDARDS MANUAL
ADDITIONAL INFORMATION:
DISTURBANCE AREA: 2.62 AC (114,042 SF)
PROPOSED IMPERVIOUS AREA: 1.07 AC (46,559 SF)
MISS UTILITY TICKET NO.: A414100338-00A
12 DIGIT HUC CODE: 0208020404
RIVANNA RIVER - MEADOW CREEK
PUBLIC WATER SUPPLY AREA: NO, UPPER RIVANNA

UTILITY OWNERS:

COMM.: TBD
ELEC: DOMINION
GAS: N/A
WATER: ACSA
STORM SEWER: PRIVATE
SANITARY SEWER: ACSA

Sheet List Table

SHEET NUMBER	SHEET TITLE
C0.0	Cover Sheet
C0.1	General Notes
C0.2	Legend and Calculations
C1.0	Existing Conditions and Demolition Plan
C2.0	Site Plan
C2.1	Sight Distance
C3.0	Grading Plan
C4.0	Utility Plan
C4.1	Utility Plan Ctd
C5.0	PreDevelopment SWM Plan
C5.1	Post Development SWM Plan
C6.0	Landscape Plan
C7.0	Photometrics Plan
C7.1	Photometric Details
14	TOTAL SHEETS

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT DATE

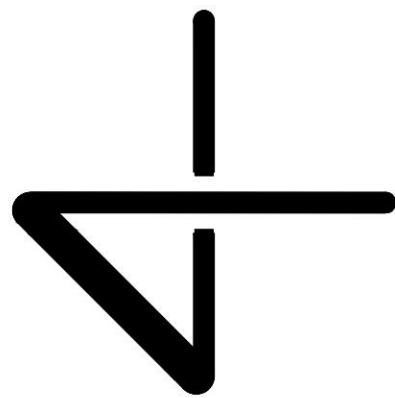
DEPARTMENT OF ENGINEERING DATE

DEPARTMENT OF ZONING DATE

FIRE MARSHAL DATE

ALBEMARLE COUNTY SERVICE AUTHORITY DATE

VIRGINIA DEPARTMENT OF HEALTH DATE



COVER SHEET
CORNERSTONE COMMUNITY CHURCH
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA



SUBMISSIONS/REVISIONS
1 - 08/19/2024

LINE
AND
GRADE
Civil Engineering

C0.0

GENERAL CONSTRUCTION NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS (VDOT RBS&S), VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THE RULES AND REGULATIONS WATER AND SANITARY SEWER CONSTRUCTION SPECIFICATIONS AND STANDARDS FOR THE PLAN APPROVING AUTHORITY AND ANY OTHER APPLICABLE FEDERAL, STATE, OR LOCAL ORDINANCES, CODES, AND LAWS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS, MATERIALS, DIMENSIONS LOCATIONS AND EXISTING ELEMENTS TO REMAIN IN THE FIELD BEFORE PROCEEDINGS WITH ANY WORK. IF CONDITIONS VARY FROM WHAT IS REPRESENTED IN THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
- EXISTING CONSTRUCTION SHOWN IN THESE DRAWINGS SHALL BE USED AS RELATIVE REFERENCES AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR IF DEEMED CRITICAL FOR PROPER EXECUTION OF THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DUST CONTROL MEASURES.
- PROVIDE ADEQUATE PROTECTION FOR THE EXISTING BUILDINGS, BUILDING OCCUPANTS, VEHICLES AND PEDESTRIANS AT ALL TIMES IN ACCORDANCE WITH OSHA AND ALL APPLICABLE STATE AND LOCAL CODES.
- MATERIALS AND EQUIPMENT SHALL BE STORED IN APPROVED AREAS TO PREVENT IMPACTS ON VEHICLES AND PEDESTRIANS. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR MEASURES TAKEN TO ENSURE VEHICULAR AND PEDESTRIAN SAFETY THROUGH THE ENTIRE DURATION OF THE WORK. SAFETY IS PARAMOUNT.
- EQUIPMENT AND MATERIALS SHALL BE STORED IN DESIGNATED AREAS AND SHALL NOT ENCUMBER THE OWNER'S OPERATIONS, SURROUNDING RIGHT OF WAY, OR ADJOINING GROUNDS.
- ALL WORK AREAS SHALL BE CLEANED DAILY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS ADJACENT TO WORK AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS OF DAMAGES RESULTING FROM CONSTRUCTION ACTIVITIES.
- SECTION CUTS AND DETAIL CALLOUTS INDICATED IN THE DRAWINGS ARE TYPICAL FOR THE PROJECT. THEY ARE TO BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS AND HAVE NOT BEEN SHOWN EVERYWHERE THEY APPLY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL CONSTRUCTION.
- SYMBOLS IN THE DRAWINGS ARE NOT TO SCALE.
- ALL WORK SHALL BE LAID-OUT PRIOR TO INSTALLATION OF NEW WORK BASED ON MEASUREMENT OF EXISTING CONSTRUCTION AND EXISTING CONSTRUCTION DESIGNATED TO REMAIN AS PART OF THE PROJECT. DO NOT START INSTALLATION OF WORK UNTIL LAY-OUT IS COMPLETE AND POTENTIAL CONFLICTS HAVE BEEN IDENTIFIED AND ADDRESSED.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO THE EXISTING BUILDINGS AND ADJACENT GROUNDS AND PROPERTY CAUSE BY THE CARELESSNESS OR NEGLIGENCE OF HIS WORKMEN. DAMAGE TO PORTIONS OF THE PROPERTY NOT SUBJECT TO WORK UNDER THE CONTRACT SHALL BE REPAIRED TO THE FULL SATISFACTION OF THE OWNER AND ENGINEER, AT THE CONTRACTOR'S EXPENSE.
- PROTECTION OF THE WORK: PROTECT EFFECTIVELY ALL MATERIALS AND EQUIPMENT DURING THE ENTIRE PERIOD OF CONSTRUCTION. REPLACE MATERIALS AND EQUIPMENT DAMAGED, LOST OR STOLEN WITHOUT ADDITIONAL COST TO THE OWNER.
- PROTECT EXISTING MATERIALS DURING INSTALLATION OF TEMPORARY PROTECTION AND CONSTRUCTION. DO NOT DEFACE OR REMOVE EXISTING MATERIALS IF INTENDED TO STAY. ATTACHMENTS OF TEMPORARY PROTECTION TO EXISTING CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- OBTAIN ENGINEER REVIEW AND WRITTEN APPROVAL IN THE FORM OF A CONSTRUCTION CHANGE DIRECTIVE OR SUPPLEMENTAL INSTRUCTION BEFORE MAKING CHANGES OR ADDITIONS TO CONSTRUCTION OR REMOVING MATERIALS THAT WERE INTENDED TO REMAIN.
- NOTIFY ENGINEER OF VISIBLE CHANGES IN THE INTEGRITY OF MATERIALS OR COMPONENTS WHETHER DUE TO ENVIRONMENTAL CAUSES INCLUDING BIOLOGICAL ATTACK, UV DEGRADATION, FREEZING OR THAWING OR DUE TO STRUCTURAL DEFECTS INCLUDING CRACKS, MOVEMENT OR DISTORTION. DO NOT PROCEED WITH WORK IN QUESTION UNTIL DIRECTED BY THE ENGINEER.
- WHERE MISSING FEATURES ARE INDICATED TO BE REPAIRED OR REPLACED, PROVIDE FEATURES WHOSE DESIGNS ARE BASED ON ACCURATE DUPLICATIONS RATHER THAN ON CONJECTURAL DESIGNS, SUBJECT TO APPROVAL OF THE ENGINEER.
- WHERE WORK REQUIRES EXISTING FEATURES TO BE REMOVED, CLEANED AND REUSED, PERFORM THESE OPERATIONS WITHOUT DAMAGE TO THE MATERIALS THEMSELVES, TO ADJACENT MATERIALS, OR TO THE SUBSTRATE. WHEN CLEANING, MATCH SAMPLES OF EXISTING MATERIALS THAT HAVE BEEN CLEANED AND IDENTIFIED FOR ACCEPTABLE CLEANING LEVELS. AVOID OVER CLEANING TO PREVENT DAMAGE TO EXISTING MATERIALS DURING CLEANING.
- TEMPORARY MATERIALS MAY BE NEW OR USED, BUT MUST BE ADEQUATE IN FOR REQUIRED USAGE, MUST NOT CREATE UNSAFE CONDITIONS AND MUST NOT VIOLATE REQUIREMENTS OF APPLICABLE CODES AND STANDARDS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE EXTINGUISHER OR OTHER EFFECTIVE MEANS OF EXTINGUISHING FIRE, READY FOR INSTANT USE, DISTRIBUTED AROUND THE PROJECT AND IN AND ABOUT TEMPORARY, INFLAMMABLE STRUCTURES DURING CONSTRUCTION OF WORK. EXISTING FIRE HOSE CONNECTIONS SHALL BE ACCESSIBLE AT ALL TIMES BY FIRE DEPARTMENT PERSONNEL. MATERIAL SAND DEBRIS SHALL NOT BE STORED IN FRONT OF THE CONNECTION, THUS PREVENTING ACCESS. THE CONTRACTOR SHALL COORDINATE ACCESS PROCEDURES WITH THE FIRE MARSHALL.
- GASOLINE AND OTHER FLAMMABLE LIQUIDS SHALL BE STORED AND DISPENSED FROM UL LISTED SAFETY CONTAINERS IN CONFORMANCE WITH THE NATIONAL BOARD OF FIRE UNDERWRITERS' RECOMMENDATIONS.
- SUBMITTALS ARE NOT REQUIRED IF CONTRACTOR ELECTS TO USE THE PROPRIETARY PRODUCTS LISTED. SUBMITTALS WILL BE REQUIRED IF CONTRACTOR WISHES TO USE ALTERNATE PRODUCTS. ALL ALTERNATE PRODUCTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER AND OWNER.
- CONTRACTOR SHALL CALL MISS UTILITY AT 1-800-552-7001 BEFORE CONSTRUCTION COMMENCES.
- TREE AND PLANT ROOTS OR BRANCHES THAT MAY INTERFERE WITH THE WORK SHALL BE TRIMMED OR CUT ONLY WITH THE APPROVAL OF THE OWNER AND ENGINEER. ANY TREES OR PLANTS WHICH ARE SHOWN TO REMAIN THAT DO NOT INTERFERE WITH THE WORK, BUT ARE DAMAGED BY CONTRACTOR OR HIS SUB-CONTRACTORS, SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST.

WORK AREA PROTECTION AND MAINTENANCE:

- CLEARING AND GRUBBING SHALL BE CONFINED TO THOSE AREAS NEEDED FOR CONSTRUCTION, AND AS SHOWN IN THE DRAWINGS.
- DISTURBED AREAS BEYOND THE ROADWAY CURB AND WHERE INDICATED ON THE PLANS SHALL RECEIVE TOPSOIL AS NECESSARY AND AS DIRECTED. SEEDING MIXTURE SHALL BE DETERMINED BY THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK SECTION 3.32
- CONTRACTOR IS PERMITTED TO WORK IN THE PUBLIC RIGHT-OF-WAY AND ANY TEMPORARY OR PERMANENT EASEMENT SHOWN ON THE PLANS. HOWEVER, CONTRACTOR SHALL NOTIFY PROPERTY OWNER(S) FORTY-EIGHT (48) HOURS PRIOR TO WORKING ON ANY PRIVATE PROPERTY TO COORDINATE ACCESS AND TO DETERMINE A STORAGE AREA FOR MATERIALS IF NEEDED. COORDINATION OF ACCESS TO PUBLIC RIGHT-OF-WAY AND STORAGE OF MATERIALS THEREON SHALL BE COORDINATED WITH THE ENGINEER. CONTRACTOR'S FAILURE TO NOTIFY AND COORDINATE WITH PROPERTY OWNERS AND/OR THE ENGINEER MAY RESULT IN DELAYS. NO ADDITIONAL COMPENSATION OR TIME FOR PERFORMANCE WILL BE GIVEN FOR ANY SUCH DELAYS.
- CONTRACTOR SHALL, AT HIS EXPENSE, MAINTAIN THE WORK SITE IN A CLEAN AND ORDERLY APPEARANCE AT ALL TIMES. ALL DEBRIS AND SURPLUS MATERIAL COLLECTED SHALL BE DISPOSED OF OFF THE WORK SITE BY CONTRACTOR, AT HIS EXPENSE.
- EXISTING LAWN, TREES, SHRUBS, FENCES, UTILITIES, CULVERTS, WALLS, WALKS, DRIVEWAYS, POLES, SIGNS, RIGHT-OF-WAY MONUMENTS, MAILBOXES AND THE LIKE SHALL BE PROTECTED FROM DAMAGE DURING THE WORK. ANY DAMAGE CAUSED TO SUCH ITEMS SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST. PROPERTY PINS DISTURBED BY CONTRACTOR THAT ARE NOT SHOWN ON THE PLANS TO BE DISTURBED SHALL BE RESTORED BY LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- MEASURES TO CONTROL EROSION AND SEDIMENT SHALL BE PROVIDED PURSUANT TO AND IN COMPLIANCE WITH CURRENT FEDERAL, STATE AND LOCAL REGULATIONS, THE INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND/OR APPROVAL OF THE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE COUNTY OF ALBEMARLE. CONTRACTOR SHALL PROVIDE THE NECESSARY DIVERSION DITCHES, DIKES, OR TEMPORARY CULVERTS REQUIRED TO PREVENT MUD AND DEBRIS FROM BEING WASHED ONTO THE STREETS OR ADJACENT PROPERTY. CONTRACTOR'S VEHICLES SHALL BE KEPT CLEAN TO PREVENT MUD OR DUST FROM BEING DEPOSITED ON STREETS. NO AREA SHALL BE LEFT DENUDE FOR MORE THAN SEVEN (7) CALENDAR DAYS.
- CONTRACTOR SHALL CLEAN UP, RESTORE, SEED AND MAINTAIN ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK. TOPSOIL SEED, FERTILIZER AND MULCH SHALL BE PLACED IN ACCORDANCE WITH COUNTY OF ALBEMARLE STANDARDS ON ALL DISTURBED AREAS. A PERMANENT STAND OF GRASS ADEQUATE TO PREVENT EROSION SHALL BE ESTABLISHED PRIOR TO FINAL ACCEPTANCE. ALL EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED WITHIN 30 DAYS AFTER THE PROJECT IS STABILIZED. (MS-18)
- FOR FURTHER REQUIREMENTS AND DETAILS OF TREE PRESERVATION, PLANTING, EROSION AND SEDIMENT CONTROL, REFER TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
- AN EROSION AND SEDIMENT CONTROL CERTIFIED RESPONSIBLE LAND DISTURBER (CRLD) IS REQUIRED FOR ALL LAND DISTURBANCE ACTIVITIES.
- THE CONTRACTOR SHALL PROPERLY INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROLS FOR THE LIFE OF THE PROJECT; AND ROUTINELY CHECK CONTROL DEVICES BEFORE, DURING AND AFTER STORM EVENTS.

UTILITIES:

- PRIOR TO CONSTRUCTION OR EXCAVATION, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY OF LOCATING ANY AND ALL UNDERGROUND UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST WITHIN OR CROSS THROUGH THE AREA OF CONSTRUCTION WHETHER OR NOT THEY ARE SHOWN ON THE PLANS. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CALL 'MISS UTILITY OF VIRGINIA' AT 1-800-552-7001. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS SOLE EXPENSE, ANY EXISTING UTILITY DAMAGED DURING CONSTRUCTION.
- THE PLAN DOES NOT GUARANTEE THE EXISTENCE, NONEXISTENCE, SIZE, TYPE, LOCATION, ALIGNMENT, OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES. WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNERS' RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM TEST EXCAVATIONS OR OTHER INVESTIGATION AS NECESSARY TO VERIFY LOCATION AND CLEARANCES.
- WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM THE DAMAGE DUE TO THE WORK. ALL METHODS FOR SUPPORTING AND MAINTAINING THE EXISTING UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY COMPANY AND/OR THE ENGINEER. CONTRACTOR SHALL EXERCISE CARE TO INSURE THAT THE GRADE AND ALIGNMENT OF EXISTING UTILITIES ARE MAINTAINED AND THAT NO JOINTS OR CONNECTIONS ARE DISPLACED. BACKFILL SHALL BE CAREFULLY PLACED AND COMPACTED TO PREVENT FUTURE DAMAGE OR SETTLEMENT TO EXISTING UTILITIES. ANY UTILITIES REMOVED AS PART OF THE WORK, AND NOT INDICATED TO BE REMOVED OR ABANDONED, SHALL BE RESTORED USING MATERIALS AND INSTALLATION EQUAL TO THE UTILITY'S STANDARDS.
- CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS AND THE ENGINEER A MINIMUM OF 72 HOURS PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.
- CONTRACTOR TO MAKE ANY NECESSARY ADJUSTMENTS TO ALL UTILITY JUNCTION BOXES, VALVE BOXES, MANHOLES, CLEAN-OUTS, AND OTHER GRADE RELATED ITEMS IN SIDEWALK, ROADWAY, AND/OR ADJACENT AREAS TO MATCH FINISHED GRADE. COSTS ARE TO BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE.
- PER THE VIRGINIA DEPARTMENT OF HEALTH WATERWORKS REGULATIONS (PART II, ARTICLE 3, SECTION 12 VAC 5-590 THROUGH 630), ALL BUILDINGS THAT HAVE THE POSSIBILITY OF CONTAMINATING THE POTABLE WATER DISTRIBUTION SYSTEM (HOSPITALS, INDUSTRIAL SITES, BREWERIES, ETC.) SHALL HAVE A BACKFLOW PREVENTION DEVICE INSTALLED WITHIN THE FACILITY. THIS DEVICE SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. SHALL BE TESTED IN REGULAR INTERVALS AS REQUIRED, AND TEST RESULTS SHALL BE SUBMITTED TO THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
- ALL BUILDINGS THAT MAY PRODUCE WASTES CONTAINING MORE THAN ONE HUNDRED (100) PARTS PER MILLION OF FATS, OIL, OR GREASE SHALL INSTALL A GREASE TRAP. THE GREASE TRAP SHALL MEET SPECIFICATIONS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, MAINTAIN RECORDS OF CLEANING AND MAINTENANCE, AND BE INSPECTED ON REGULAR INTERVALS BY THE REGULATORY COMPLIANCE ADMINISTRATOR IN THE DEPARTMENT OF UTILITIES.
- CONTACT THE REGULATORY COMPLIANCE ADMINISTRATOR AT 970-3032 WITH ANY QUESTIONS REGARDING THE GREASE TRAP OR BACKFLOW PREVENTION DEVICES.

EARTH WORK AND SITE CONDITIONS:

- EXCEPT AS OTHERWISE SHOWN ON THE PLANS, ALL CUTS AND FILLS SHALL BE NO GREATER THAN 3:1.
- UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS, ALL FILL MATERIALS SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 METHOD A, WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE, FOR THE FULL WIDTH AND THE DEPTH OF THE FILL.
- THE CONTRACTOR SHALL ADD, CHANGE, OR RELOCATE EROSION AND SEDIMENT CONTROLS AT THE DIRECTION OF THE COUNTY OF ALBEMARLE E&S INSPECTOR TO THEIR SATISFACTION AT NO ADDITIONAL COST TO THE OWNER.
- ALL GRADING AND IMPROVEMENTS TO BE CONFINED TO THE PROJECT AREA UNLESS OTHERWISE INDICATED.
- PROPOSED GRADES SHALL BE FIELD ADJUSTED TO CONFORM TO THE INTENT OF THE TYPICAL SECTIONS. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE BASELINE TO THE PROPOSED EDGE OF PAVEMENT OR FACE OF CURB TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR PONDING OF WATER ON ALL PAVED SURFACES.
- CONTRACTOR SHALL MAINTAIN A SMOOTH GRADE TO THE PROPOSED EDGE OF PAVEMENT OR FACE OF CURB TO PROVIDE POSITIVE DRAINAGE ON ALL PAVED SURFACES. ANY AREAS WHERE WATER IS IMPOUNDED SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST. POSITIVE DRAINAGE OF ALL ROADWAY AREAS TO THE STORM DRAIN INLETS OR OTHER ACCEPTABLE DRAINAGE CHANNELS AS NOTED ON THE PLANS IS REQUIRED.
- CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES, DRAINAGE STRUCTURES, CULVERT AND FLOWS AT ALL TIMES DURING THE WORK. CONTRACTOR SHALL PAY FOR ALL PERSONAL INJURY AND PROPERTY DAMAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN ADEQUATE DRAINAGE.
- ALL PIPES, D/IS AND OTHER STRUCTURES SHALL BE INSPECTED BY THE ENGINEER BEFORE BEING BACKFILLED OR BURIED. THE ENGINEER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO UNCOVER AND RE-COVER SUCH STRUCTURES IF THE HAVE BEEN BACKFILLED OR BURIED WITHOUT SUCH INSPECTION.
- ALL STORM CHANNELS, DRAINS, AND SEWER SYSTEMS SHALL BE CLEANED UPON COMPLETION OF THE PROPOSED WORK. SEDIMENT, CHEMICALS, AND/OR DEBRIS REMOVED FROM THESE SYSTEMS SHALL BE REMOVED AND DISPOSED OF PROPERLY.

MAINTENANCE OF TRAFFIC:

- TEMPORARY STREET CLOSURE PERMIT REQUIRED FOR CLOSURE OF SIDEWALKS, PARKING SPACES AND ROADWAYS AND IS SUBJECT TO APPROVAL BY THE COUNTY OF ALBEMARLE TRAFFIC ENGINEER.
- THE VIRGINIA WORK AREA PROTECTION MANUAL AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL GOVERN ALL TEMPORARY TRAFFIC CONTROL OPERATIONS THROUGHOUT CONSTRUCTION OF THIS PROJECT. ADHERENCE TO APPLICABLE PROVISIONS OF THE MANUAL IS REQUIRED OF THE CONTRACTOR EVEN THOUGH DETAILED REFERENCE TO ALL SUCH PROVISIONS MAY NOT BE CONTAINED IN THE PLANS.
- ALL EXISTING RESIDENTIAL AND COMMERCIAL ENTRANCES SHALL BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- NO TEMPORARY PAVEMENT MARKING SHALL BE ALLOWED ON THE FINAL ASPHALT SURFACE COURSE.
- THE CONTRACTOR SHALL MAINTAIN ALL LANES OF TRAVEL OPEN FROM 6:30 AM TO 9:00 AM AND 3:00 PM TO 5:00 PM UNLESS DEEMED UNNECESSARY BY THE ENGINEER. SHORT PERIODS OF ONE WAY FLAGGING OPERATIONS MAY BE CONDUCTED OUTSIDE THE HOURS MENTIONED ABOVE.
- ALL TRAFFIC SIGNALS SHALL BE ADJUSTED AS DEEMED NECESSARY BY THE ENGINEER PRIOR TO ANY TRAFFIC CHANGES.
- WHEN WORK IN THE EXCAVATION AREA IS DISCONTINUED FOR A SHORT PERIOD OF TIME, AS AT NIGHT, THE CONTRACTOR SHALL BACKFILL THE CUT AREAS ADJACENT TO THE BUSTING PAVEMENT WITH A 'FILLET OF MATERIAL'. THE FILLET SHALL BE COMPOSED OF THE SAME MATERIAL (EXCAVATION, BORROW, BASE COURSE, ETC.) ALL COSTS FOR PLACING AND REMOVING THIS FILLET OF MATERIAL SHALL BE INCLUDED IN THE PRICE BID FOR OTHER BID ITEMS OF WORK ON THIS PROJECT, AND NO ADDITIONAL CHARGE WILL BE ALLOWED.
- EXISTING SURFACE, AGGREGATE BASE AND SUBBASE MATERIAL WHICH WILL BE DEMOLISHED OR OBLITERATED DURING CONSTRUCTION AND WHICH IS SUITABLE FOR MAINTENANCE OF TRAFFIC AS DETERMINED BY THE ENGINEER, SHALL BE SALVAGED AND UTILIZED FOR MAINTENANCE OF TRAFFIC PRIOR TO THE USE OF COMMERCIAL MATERIAL. WHEN NOT SPECIFIED AS A SEPARATE PAY ITEM, THE REMOVAL AND SALVAGING OF EXISTING SURFACES AND AGGREGATE BASE AND SUBBASE MATERIAL WILL BE MEASURED AND PAID FOR AS REGULAR EXCAVATION IN ACCORDANCE WITH SECTION 303 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS.
- CONSTRUCT ALL INTERSECTIONS AND DRIVEWAYS UNDER TRAFFIC.
- IF USED, TEMPORARY TRAFFIC BARRIER SERVICE SHALL BE INSTALLED AND REMOVED SO AS NOT TO PRESENT ANY BLUNT END OR HAZARD TO THE MOTORING PUBLIC.
- CONTRACTOR SHALL NOTIFY TRANSIT PROVIDERS A MINIMUM OF TWO WEEKS PRIOR TO ANY IMPACT OR DISRUPTION TO REGULAR SERVICE OR STOPS.
- ALL EXISTING PAVEMENT MARKINGS CONFLICTING WITH PROPOSED CONSTRUCTION PAVEMENT MARKINGS (IF USED) SHALL BE ERADICATED.
- INSTALLATION AND REMOVAL OF TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE SECTION 6G.25 OF THE WORK AREA PROTECTION MANUAL.
- USE APPROPRIATE SIGNS TO SHIFT PEDESTRIAN TRAFFIC AS NEEDED.
- CONTRACTOR SHALL ASSURE ENDS OF TEMPORARY CONCRETE BARRIER (IF USED) DO NOT OBSTRUCT INTERSECTION SIGHT LINES.

FIRE PREVENTION:

- SMOKING SHALL ONLY BE ALLOWED IN DESIGNATED SPACES WITH PROPER RECEPTACLES. "NO SMOKING" SIGNS SHALL BE POSTED AT EACH BUILDING SITE AND WITHIN EACH BUILDING DURING CONSTRUCTION PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- OVERHEAD WIRING OR OTHER OVERHEAD OBSTRUCTIONS SHALL NOT BE LOWER THAN 13 FEET 6 INCHES OVER A PUBLIC STREET PER THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- CONTRACTOR SHALL ENSURE THAT BUILDING STREET NUMBERS ARE PLAINLY VISIBLE FROM THE FRONTAGE STREET AT ALL TIMES DURING CONSTRUCTION FOR EMERGENCY RESPONDERS, PER VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ARRIVE ON SITE. WASTE AND COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH DAY AND DISPOSED OF IN ACCORDANCE WITH VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- OPERATIONS INVOLVING THE USE OF CUTTING AND WELDING SHALL BE DONE IN ACCORDANCE WITH CHAPTER 35 OF THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- FIRE EXTINGUISHERS SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.
- VEHICULAR ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED AT ALL CONSTRUCTION AND DEMOLITION SITES AND TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICULAR ACCESS SHALL BE CAPABLE OF SUPPORTING FIRE APPARATUS AND VEHICLE LOADING UNDER ALL WEATHER CONDITIONS IN ACCORDANCE WITH THE VIRGINIA STATEWIDE FIRE PREVENTION CODE.

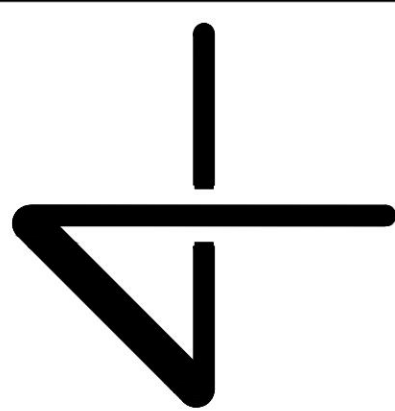
CONCRETE AND ASPHALT:

- ALL MATERIAL INSIDE FORMS SHALL BE CLEAN AND FREE OF ALL ROCKS AND OTHER LOOSE DEBRIS. SUB-BASE MATERIAL SHALL BE COMPACTED BY MECHANICAL MEANS.
- CONCRETE SHALL NOT BE PLACED UNLESS THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (F) IN THE SHADE AND RISING.
- CONCRETE SHALL NOT BE PLACED UNTIL STEEL DOWELS HAVE BEEN INSTALLED IN EXISTING CONCRETE IN ACCORDANCE WITH COUNTY OF ALBEMARLE STANDARDS.
- 1/2 " PREMOULDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT A MAXIMUM OF 30' INTERVALS ON NEW SIDEWALK, CURB, CURB & GUTTER, AT EACH END OF DRIVEWAY ENTRANCES, AT EACH END OF HANDICAP RAMPS, SOME POINT ON ENTRANCE WALKS AND STEPS ADJUSTMENTS, AND ALONG BUILDINGS AND WALLS WHERE NEW CONCRETE SIDEWALKS ARE PLACED AGAINST THEM.
- ALL EXISTING CURBS, CURB & GUTTER, SIDEWALK AND STEPS TO BE REMOVED SHALL BE TAKEN OUT TO THE NEAREST JOINT. DEMOLITION AND DISPOSAL COST TO BE INCLUDED IN OTHER UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
- EXISTING ASPHALT CONCRETE PAVEMENT SHALL BE SAW CUT AND REMOVED AS PER THE SPECIFICATIONS. REMOVAL SHALL BE DONE IN SUCH A MANNER AS TO NOT TEAR, BULGE OR DISPLACE ADJACENT PAVEMENT. EDGES SHALL BE CLEAN AND VERTICAL, ALL CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE DIRECTION OF TRAFFIC.
- DISPOSAL OF ALL EXCESS AND DEMOLITION MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR.

ACSA GENERAL WATER & SEWER CONDITIONS

SEPTEMBER 14, 2021

- 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.
- 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.
- 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.
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE GENERAL WATER AND SEWER CONSTRUCTION SPECIFICATIONS, AS ADOPTED BY THE ACSA.
- DATUM FOR ALL ELEVATIONS SHOWN IN NATIONAL GEODETIC SURVEY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY (1-800-552-7001).
- 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.
- ALL WATER AND SEWER APPURTENANCES ARE TO BE LOCATED OUTSIDE OF ROADSIDE DITCHES.
- VALVES ON DEADEND LINES SHALL BE RODDED TO PROVIDE ADEQUATE RESTRAINT FOR THE VALVE DURING A FUTURE EXTENSION OF THE LINE.
- TREES ARE NOT PERMITTED IN THE ACSA EASEMENT.
- 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).
- 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.
- 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.
- 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.
- ALL FLUSHING OF FIRE SPRINKLER MAINS SHALL NOT OCCUR UNTIL APPROVAL IS GIVEN BY THE ACSA.
- 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 REGULATIONS.
- 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.



GENERAL NOTES

CORNERSTONE COMMUNITY CHURCH

INITIAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA



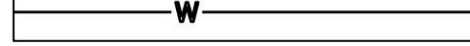
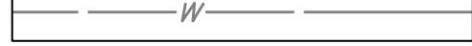
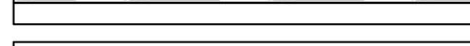
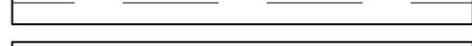
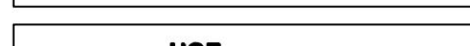
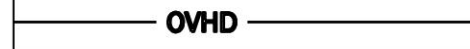
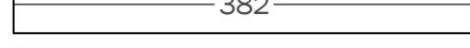
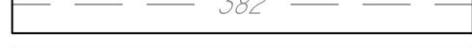
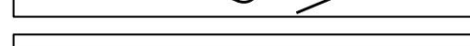
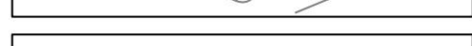
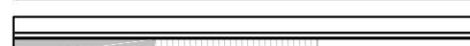
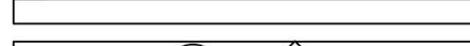
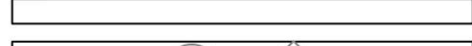
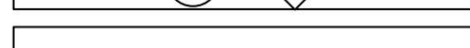
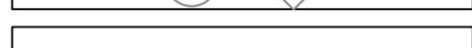
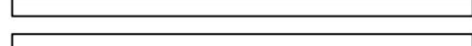
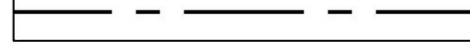
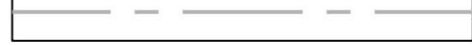
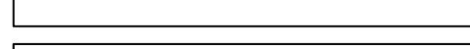
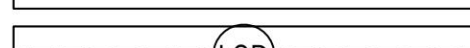
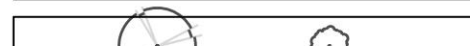
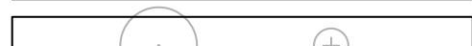
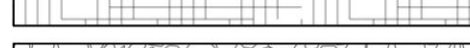
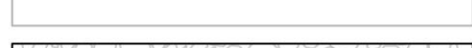
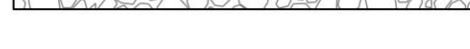
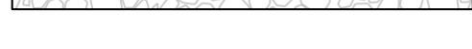
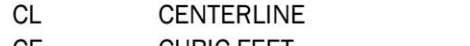
SUBMISSIONS/REVISIONS

1: 08/19/2024

LINE AND GRADE

Civil Engineering

C0.1

PROPOSED	LEGEND	EXISTING
	SANITARY CENTERLINE	
	WATER CENTERLINE	
	STORM SEWER	
	GAS LINE	
	UNDERGROUND POWER	
	UNDERGROUND COMMUNICATIONS	
	OVERHEAD UTILITY	
	CONTOUR LINE	
	UTILITY POLE	
	CURB / CURB AND GUTTER	
	SPILL CURB WITH TRANSITION AREA	
	DETECTABLE WARNING STRIP	
	ADA ACCESS PATH AND LANDING	
	PAVEMENT MARKING LINE	
	PARKING / ADA PARKING COUNTERS	
	SIGN	
	BUILDING INGRESS / EGRESS SYMBOL	
	BUILDING LINE	
	BUILDING OVERHEAD / PROJECTION	
	WALL	
	PROPERTY LINE	
	EASEMENT LINE	
	BUILDING SETBACK LINE	
	ROAD CENTERLINE	
	CHANNEL CENTERLINE	
	BERM CENTERLINE	
	LIMITS OF DISTURBANCE	
	100-YR FLOODPLAIN	
	REGULATORY FLOODWAY	
	WETLAND	
	WATER BODY	
	TREELINE	
	TREE / SHRUB	
	REGULATED STEEP SLOPES	
	CONCRETE	
	BMP/SWM	
	RIPRAP	

ABBREVIATIONS

AC	ACRES	LVC	LENGTH OF VERTICAL CURVE
ADJ	ADJUST	MAX	MAXIMUM
APPROX	APPROXIMATE	MIN	MINIMUM
BC	BACK OF CURB	ME	MATCH EXISTING
BLDG	BUILDING	NIC	NOT IN CONTRACT
BM	BENCHMARK	N.T.S.	NOT TO SCALE
BVCS	BEGIN VERTICAL CURVE STATION	OC	ON CENTER
BVCE	BEGIN VERTICAL CURVE ELEVATION	OD	OUTSIDE DIAMETER
BW	BOTTOM OF WALL	O/S	OFFSET
CL	CENTERLINE	PC	POINT OF CURVATURE
CF	CUBIC FEET	PCC	POINT OF COMPOUND CURVATURE
CG	CURB AND GUTTER	PI	POINT OF INTERSECTION
CONC	CONCRETE	PRC	POINT OF REVERSE CURVATURE
D OR Δ	DELTA ANGLE	PROP	PROPOSED
DIA	DIAMETER	PT	POINT OF TANGENCY
EC	EDGE OF CONCRETE	PVC	POINT OF VERTICAL CURVATURE /
EG	EXISTING GRADE		POLYVINYL CHLORIDE
EL/ELEV	ELEVATION	PVI	POINT OF VERTICAL INTERSECTION
EP	EDGE OF PAVEMENT	PVT	POINT OF VERTICAL TANGENCY
EVCS	END VERTICAL CURVE STATION	R	RADIUS
EVCE	END VERTICAL CURVE ELEVATION	ROW	RIGHT-OF-WAY
EX	EXISTING	SAN	SANITARY SEWER
FG	FINISHED GRADE	SCH	SCHEDULE (PIPE WALL THICKNESS)
FND	FOUNDATION	SD	STORM DRAIN
GRVL	GRAVEL	SF	SQUARE FEET
HC	HANDICAP	SMH	SANITARY MANHOLE
HP	HIGH POINT	STA	STATION
ID	INSIDE DIAMETER	SW	SIDEWALK
IRR	IRRIGATION	TC	TOP OF CURB
INV	INVERT	TEMP	TEMPORARY
LAT	LATERAL	THT	THROAT
LF	LINEAR FEET	TW	TOP OF WALL
LOD	LIMITS OF DISTURBANCE	TYP	TYPICAL
LP	LOW POINT	WSEL	WATER SURFACE ELEVATION

RESOLUTION TO APPROVE SE 2023-00031
CORNERSTONECOMMUNITY CHURCH

WHEREAS, upon consideration of the staff reports prepared for SE2023-00031 Cornerstone Community Church and the attachments thereto, including staff's supporting analysis, any comments received, and all relevant factors in Albemarle County Code §§ 18-4-20, 18-21.7(c), and 18-33.9, the Albemarle County Board of Supervisors hereby finds that:

- the developer or subdivider has demonstrated that grading or clearing is necessary or would result in an improved site design;
- minimum screening requirements would be satisfied; and
- existing landscaping in excess of minimum requirements would be substantially restored.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves special exceptions on Parcel 07800-00-00-058K0 to modify both (i) the 50-foot minimum side and rear setback otherwise required by County Code § 18-4-20(a), and (ii) the 20-foot residential use buffer otherwise required by County Code § 18-21.7(c), each subject to the reduced setbacks shown in the Special Exception Exhibit - Setbacks from Line and Grade Civil Engineering, dated September 5, 2023, revised October 27, 2023.

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a regular meeting held on April 17, 2024.

Claudette K. Borgersen
Clerk, Board of County Supervisors

	Aye	Nay
Mr. Andrews	Y	
Mr. Gallaway	Y	
Ms. LaPisto-Kirtley	Y	
Ms. Mallek	Y	
Ms. McKeel	Y	
Mr. Pruitt	Y	

ORDINANCE NO. 24-A(8)
ZMA 2023-00004

AN ORDINANCE TO AMEND THE ZONING MAP FOR
PARCEL 07800-00-00-058K0

WHEREAS, application ZMA 2023-00004 was submitted to rezone Parcel 07800-00-00-058K0 from R-1 Residential to C-1 Commercial; and

WHEREAS, on November 14, 2023, after a duly noticed public hearing, the Planning Commission recommended approval of ZMA 2023-00004;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Albemarle, Virginia, that upon consideration of the transmittal summary and staff report prepared for ZMA 2023-00004 and their attachments, including the signed Proffer Statement dated March 18, 2024, the information presented at the public hearings, any written comments received, the material and relevant factors in Virginia Code § 15.2-2284 and County Code § 18-22.1, and for the purposes of public necessity, convenience, general welfare, and good zoning practices, the Board hereby approves ZMA 2023-00004, subject to the signed Proffer Statement dated March 18, 2024.

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of six to zero, as recorded below, at a regular meeting held on April 17, 2024.

Claudette K. Borgersen
Clerk, Board of County Supervisors

	Aye	Nay
Mr. Andrews	Y	
Mr. Gallaway	Y	
Ms. LaPisto-Kirtley	Y	
Ms. Mallek	Y	
Ms. McKeel	Y	
Mr. Pruitt	Y	

PARKING TABULATIONS:

CODE REF.	USE	PARKING REQUIRED REQUIRED RATE	QUANTITY	REQUIRED SPACES
4.12.6	Religious Assembly Use (main building)	1 space / 3 seats	177 Seats	59
	Office, administrative	1/ 200 sf net floor area	1798 SF	9
			TOTAL REQUIRED:	68
			TOTAL PROVIDED:	79
			HC REQUIRED (INCL. IN TOTAL):	4
			HC PROVIDED (INCL. IN TOTAL):	4

ITE TRIP GENERATION:

11TH EDITION TRIP GENERATION DATA					WEEKDAY TRAFFIC									
USE DESCRIPTION	ITE CODE	UNITS	QTY OF UNITS	VEHICLES PER DAY	% IN	% OUT	IN	OUT	TOTAL TRIPS	% IN	% OUT	IN	OUT	TOTAL TRIPS
Small Office	712	1,000 SF	2.3	33	82%	18%	3	1	4	34%	66%	2	3	5
Church	560	1 Seat	177	270	60%	40%	13	8	21	45%	55%	14	16	30
Total				303					25					35

PROFFER APPROVED AS OF: ZMA Number and Name: 2023-00004 Cornerstone Community Church

- 1. FUTURE USES:** Commercial C-1: The use of the Property shall allow for all by right uses pursuant to Section 22.2.1 of the Albemarle County Zoning Ordinance except for the following listed uses:
- The following retail sales and service establishments:
 - 22.2.1(a)(3.) Department Store.
 - 22.2.1(a)(7.) Furniture and homes appliances (sales and service).
 - 22.2.1(a)(17.) Laboratories/Research and Development/Experimental Testing; gross floor areas of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.
 - 22.2.1(a)(18.) Manufacturing/Processing/Assembly/Fabrication and Recycling; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.
 - 22.2.1(a)(19.) Drive-through windows
 - The following services and public establishments:
 - 22.2.1(b)(9.) Indoor theaters.
 - 22.2.1(b)(10.) Laundries, dry cleaners.
 - 22.2.1(b)(22.) Automobile, truck repair shop excluding body shop.
 - If the use is served by either public water or an approved central water supply:
 - 22.2.1(c)(1.) Automobile service stations

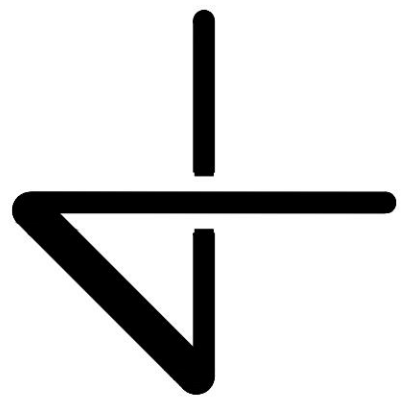
2. MAXIMUM BUILDING HEIGHT: The maximum height of any building on the Property shall be the lesser of 45' or three (3) stories.

3. SITE DEVELOPMENT: Development of the use must be in general accord with the plan titled "Site Development Diagram," last revised October 27, 2023 and prepared by Line and Grade. To be in general accord with the plan, development must reflect the following major elements essential to the design of the development:

- Proposed building and parking locations shall remain within envelopes indicated on plan (portions of existing buildings may remain outside of building envelopes as allowed by SE202300031)
- Stream buffer to be established in accordance with Sec. 17-600 of Albemarle County Zoning Ordinance

4. STREAM BUFFER MITIGATION:

- Establishment: Prior to issuance of the first certificate of occupancy issued for any renovated or new building on the Property, the Owner shall remove all gravel within the stream buffer extents and *bond or* establish vegetation within the *disturbed areas* in the stream buffer in accordance with the planting rates below.
- Extents: The stream buffer extents shall be as defined in Sec. 17-600 of Albemarle County's Zoning Ordinance. For the purposes of establishing vegetation, "disturbed areas" shall exclude disturbances prior to the execution of this document.
- Planting: A mitigation plan in accordance with Sec. 17-406 shall be prepared to restore disturbed areas within the stream buffer with native grasses, trees, and shrubs. Note that an ACSA sanitary main runs through this area, and no trees shall be planted within 10 ft on either side of the sanitary main. Planting within the disturbed areas of the stream buffer shall be provided in accordance with one of the following:
 - For every 400 square foot unit or fraction thereof plant one (1) canopy tree measuring 1 ½" - 2" caliper or a large evergreen 6 feet in height, one (1) understory tree measuring ¾" - 1 ½" caliper or one evergreen 4 feet in height, and one (1) small shrub 15"-18" in height.
 - For every acre or fraction thereof, plant 1,210 hardwood and/or pine seedlings on approximately 6'x6' centers without tree tubes and mats.
 - For every acre or fraction thereof, plant 600 hardwood and/or pine seedlings on approximately 8'x8' centers with tree tubes and mats.



LEGEND AND CALCULATIONS
CORNERSTONE COMMUNITY CHURCH
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA

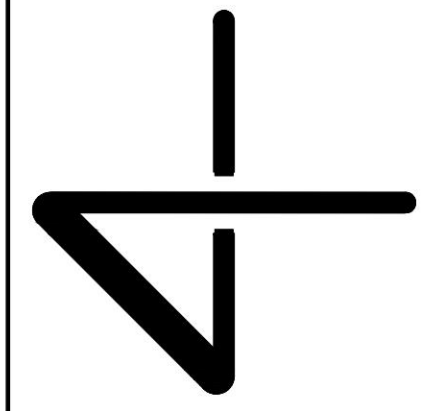


SUBMISSIONS/REVISIONS
1: 08/19/2024

LINE
AND
GRADE
Civil Engineering

C0.2

¹IN ACCORDANCE WITH APPX. B OF THE IFC
²INSUFFICIENT PRESSURE DROP FOR Q20 TEST



CORNERSTONE COMMUNITY CHURCH
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA



C1.0

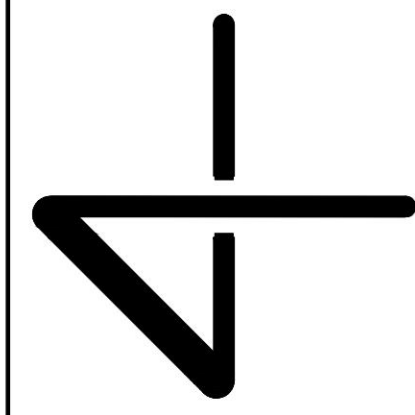
LEGEND

	GENERAL DEMO
	TREE DEMO

1. LOCATION OF EXISTING SANITARY LATERAL CONNECTION TO MAIN IS UNKNOWN - SURVEYOR DID NOT FIND A LATERAL CONNECTION IN DOWNSTREAM MANHOLE. CONTRACTOR TO VERIFY.
2. EXISTING WELL DOCUMENTATION NOT FOUND WITH VDH. ANY EXISTING WELL IS TO BE ABANDONED IN ACCORDANCE WITH VDH GUIDELINES.
3. SURVEYED TOPOGRAPHY IS AWAITING ADJUSTMENTS - APPROXIMATELY 6 FT ELEVATION DISCREPANCY HAS BEEN IDENTIFIED AND WILL BE RECONCILED PRIOR TO FINAL SITE PLAN. FLOODPLAIN LIMITS IDENTIFIED PER SURVEY ARE FROM 2020 SURVEY AND BELIEVED TO BE CORRECT.
3. DRAFT FEMA FLOODPLAIN LIMITS SHOW THIS PROPERTY REMOVED FROM THE FLOODPLAIN ENTIRELY.
4. ENTIRE PROPERTY WITHIN FEDERAL DAM BREAK INUNDATION ZONE, PORTION OF PROPERTY WITHIN STATE DAM BREAK INUNDATION ZONE.

EXISTING CONDITIONS

" = 30': 0 30 60



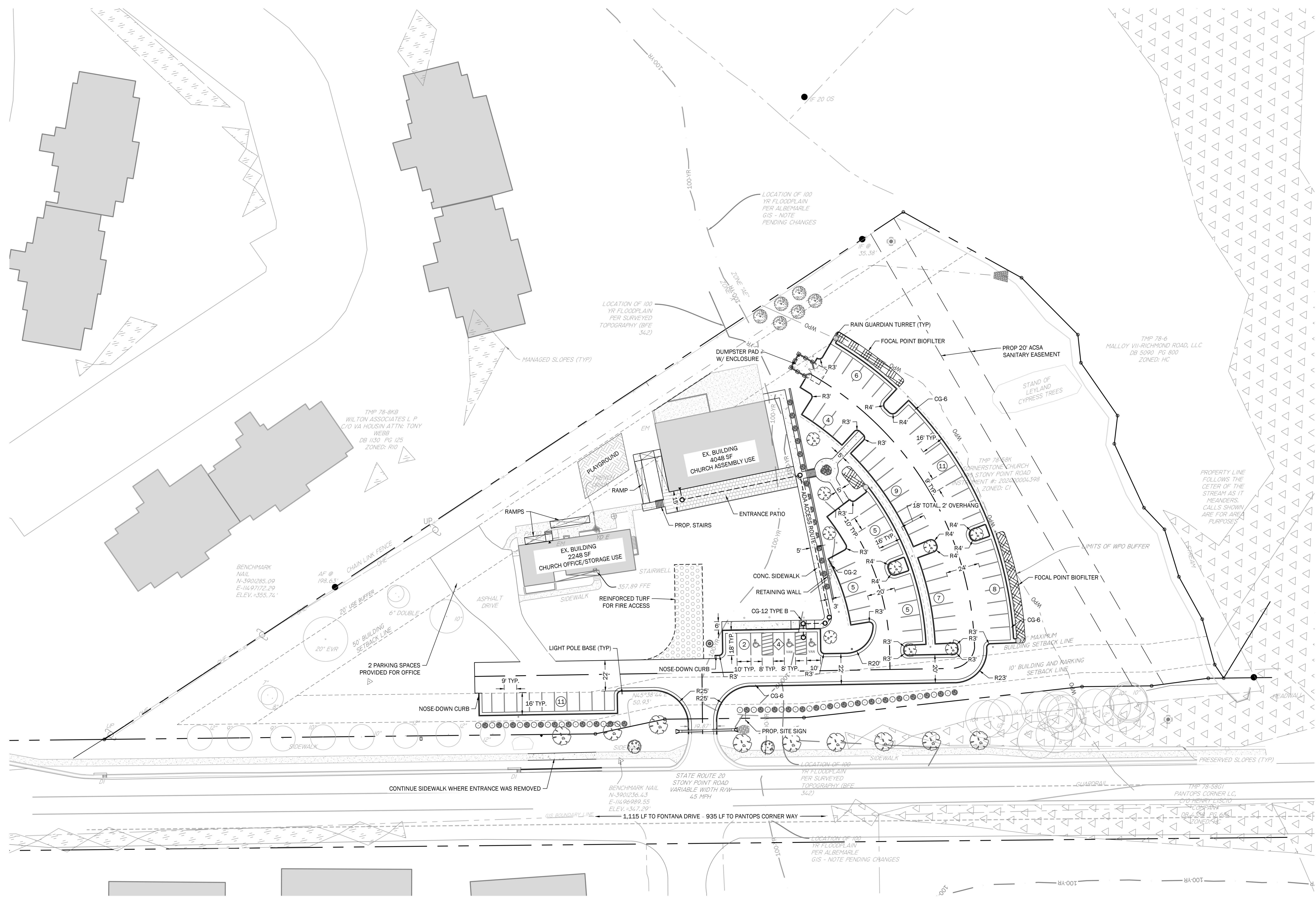
SITE PLAN
CORNERSTONE COMMUNITY CHURCH
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA



SUBMISSIONS/REVISIONS
1 - 08/19/2024

**LINE
AND
GRADE**
Civil Engineering

C2.0



4

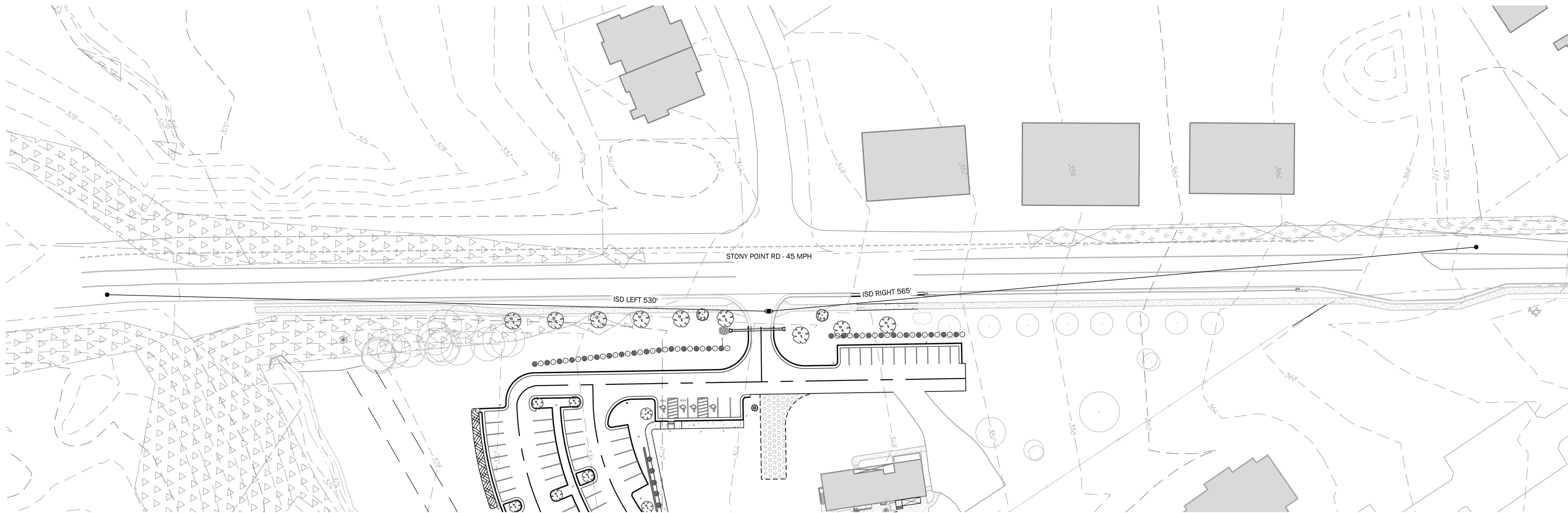
SIGHT DISTANCE
CORNERSTONE COMMUNITY CHURCH
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA



SUBMISSIONS/REVISIONS
1: 08/19/2024

LINE
AND
GRADE
Civil Engineering

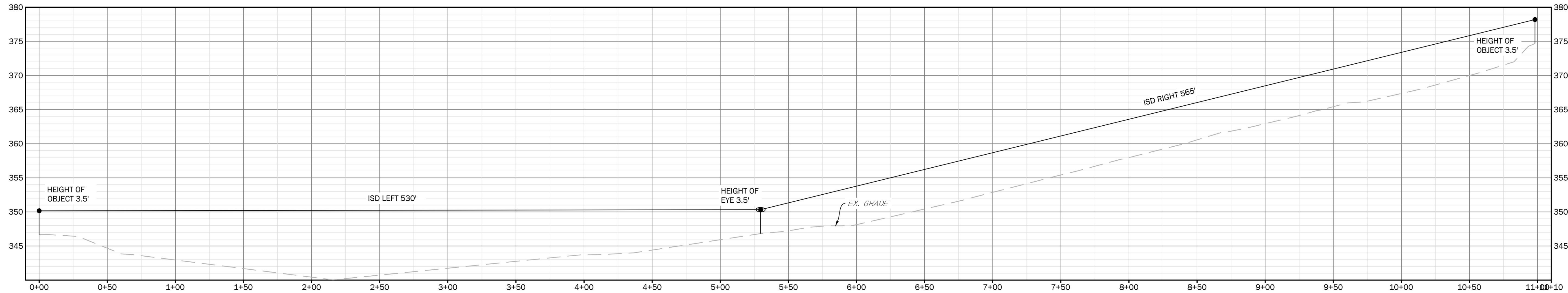
C2.1



1

SIGHT DISTANCE PLAN

1" = 40': 0 40 80

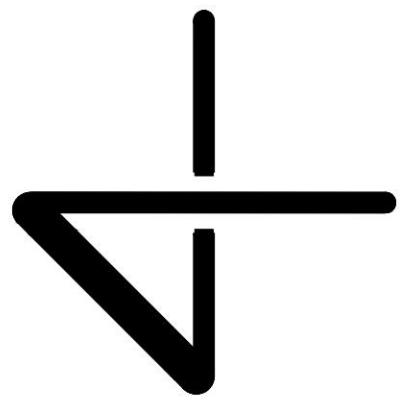


2

PROFILE

H: 1" = 40': 0 40 80
V: 1" = 8': 0 8 16

- NOTES:
1. UNLESS OTHERWISE NOTED, ALL SPOT ELEVATIONS INDICATE GRADE AT FACE OF CURB.
 2. FINAL ELEVATIONS PENDING FINAL SURVEY ADJUSTMENTS (APPROXIMATELY 6 FT ELEVATION DISCREPANCY TO BE RECONCILED).



GRADING PLAN

CORNERSTONE COMMUNITY CHURCH
INITIAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA

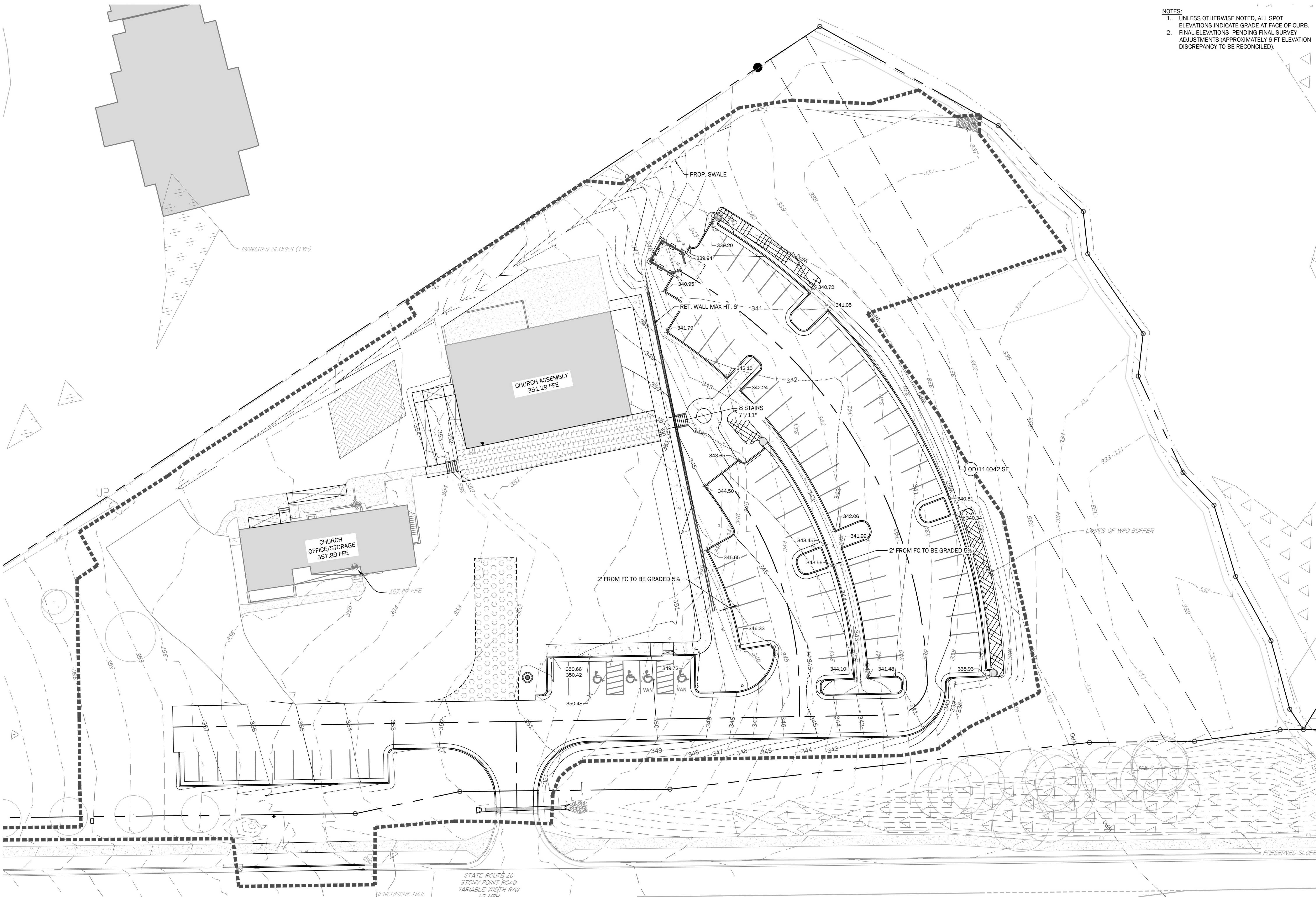


SUBMISSIONS/REVISIONS
1 - 08/19/2024

LINE
AND
GRADE

Civil Engineering

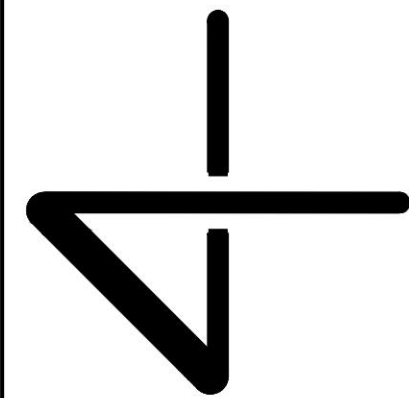
C3.0



1

GRADING PLAN

1" = 20': 0 20 40



UTILITY PLAN
CORNERSTONE COMMUNITY CHURCH
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA



SUBMISSIONS/REVISIONS
1 - 08/19/2024

LINE
AND
GRADE
Civil Engineering

C4.0



BOUNDARY LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 38°34'08" W	20.30'
L2	N 67°07'29" W	46.23'
L3	N 25°46'49" W	20.34'
L4	N 57°15'52" W	50.65'
L5	N 75°55'41" W	21.43'
L6	N 49°16'52" W	35.61'
L7	N 61°13'20" W	34.80'
L8	N 47°44'31" W	33.83'
L9	N 66°11'21" W	11.63'
L10	N 56°57'35" E	11.10'
L11	N 49°58'00" E	41.07'

4-

UTILITY PLAN CTD

CORNERSTONE COMMUNITY CHURCH
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA



SUBMISSIONS/REVISIONS

1: 08/19/2024

LINE
AND
GRADE
Civil Engineering

C4.1



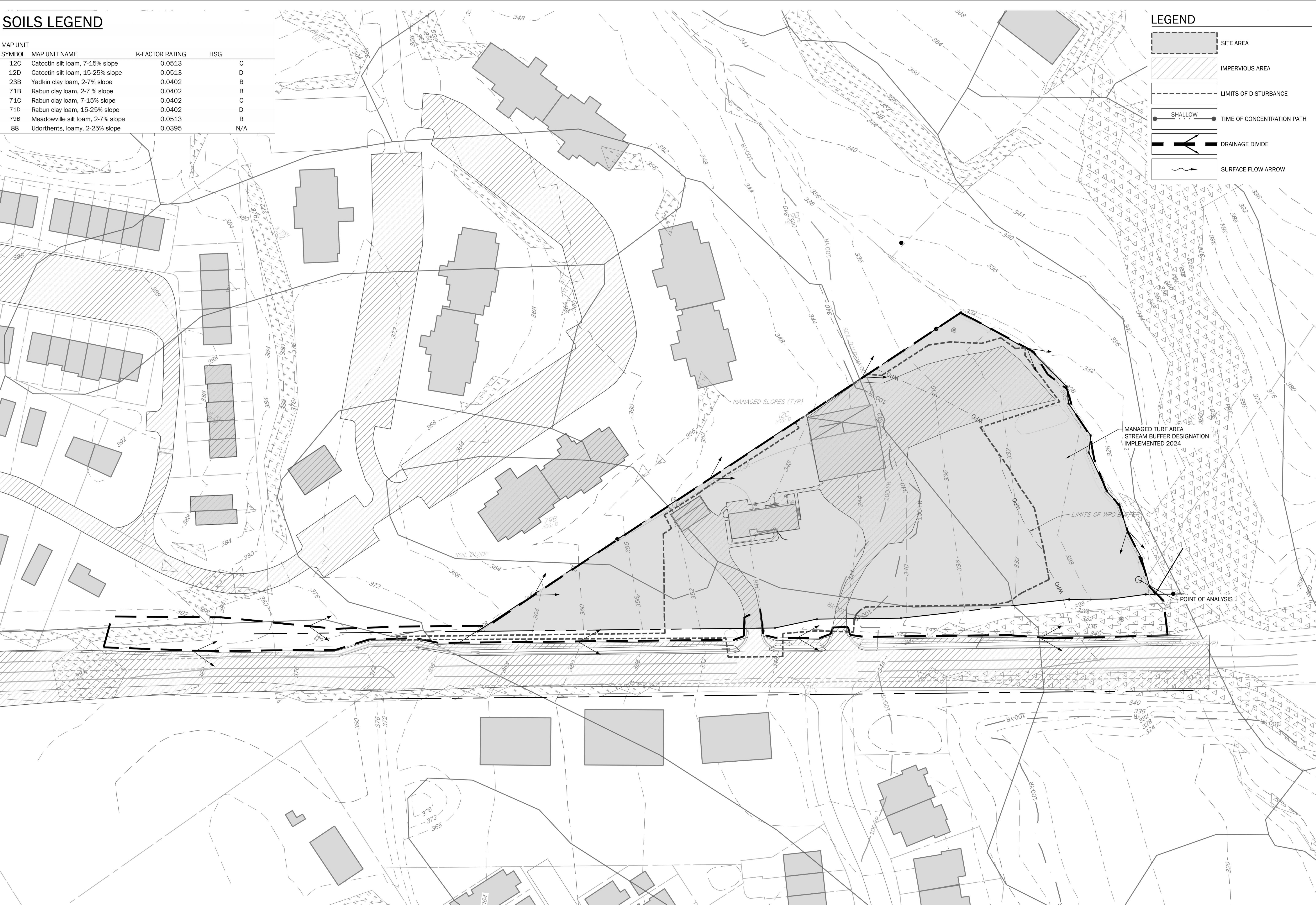
1

UTILITY PLAN CTD

1" = 30': 0 30 60

SOILS LEGEND

MAP UNIT	MAP UNIT NAME	K-FACTOR RATING	HSG
12C	Catoctin silt loam, 7-15% slope	0.0513	C
12D	Catoctin silt loam, 15-25% slope	0.0513	D
23B	Yadkin clay loam, 2-7% slope	0.0402	B
71B	Rabun clay loam, 2-7% slope	0.0402	B
71C	Rabun clay loam, 7-15% slope	0.0402	C
71D	Rabun clay loam, 15-25% slope	0.0402	D
79B	Meadowville silt loam, 2-7% slope	0.0513	B
88	Udorthents, loamy, 2-25% slope	0.0395	N/A



LEGEND

	SITE AREA
	IMPERVIOUS AREA
	LIMITS OF DISTURBANCE
	SHALLOW TIME OF CONCENTRATION PATH
	DRAINAGE DIVIDE
	SURFACE FLOW ARROW

PREDEVELOPMENT SWM PLAN
CORNERSTONE COMMUNITY CHURCH
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA



SUBMISSIONS/REVISIONS
1 - 08/19/2024

LINE
AND
GRADE
Civil Engineering

C5.0

1

PRE-DEVELOPMENT STORMWATER MANAGEMENT

1" = 50' 0 50 100

L/G PROJECT NUMBER: 2304003



LEGEND

- SITE AREA
- IMPERVIOUS AREA
- LIMITS OF DISTURBANCE
- MIXED OPEN SPACE
- SHALLOW
- TIME OF CONCENTRATION PATH
- DRAINAGE DIVIDE
- SURFACE FLOW ARROW

POST DEVELOPMENT SWM PLAN
CORNERSTONE COMMUNITY CHURCH
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA



SUBMISSIONS/REVISIONS
1: 08/19/2024

LINE
AND
GRADE
Civil Engineering

C5.1

LANDSCAPE AND CANOPY CALCULATIONS

SITE AREA	15653	SF
PRESERVED STREAM BUFFER AREA	3.594	AC
CANOPY REQ'D FOR COMMERCIAL (10%) ¹	15655	SF

SOURCE	PLANTING/SPECIES	BOTANICAL NAME	QTY	SIZE	10 YEAR	TOTAL 10 YR
Preserved Tree Canopy	Varies	Varies	14	VARIABLES	VARIABLES	3,789 SF
Street Trees (Large Canopy)	Blackgum	<i>Nyssa sylvatica</i>	3	3.5" CAL	151 SF	453 SF
Street Trees (Large Canopy)	Chinquapin Oak	<i>Quercus muehlenbergii</i>	3	3.5" CAL	291 SF	873 SF
Street Trees (Large Canopy)	Sugarberry	<i>Celtis laevigata</i>	3	3.5" CAL	154 SF	462 SF
Street Trees (Ornamental)	Flowering Dogwood - 'Rutgan'	<i>Cornus x rutgeriensis</i> & cvs.	2	MIN 6" HT.	124 SF	248 SF
Screening Tree	American Holly	<i>Ilex opaca</i> & cvs.	6	MIN. 4' HT.	44 SF	264 SF
Internal Parking Lot Tree	Sourwood	<i>Oxydendrum arboreum</i>	3	2.5" CAL	138 SF	414 SF
Internal Parking Lot Tree	Cockspur Hawthorn	<i>Crataegus crus-galli</i> var. <i>crus-galli</i> & cvs	3	2.5" CAL	184 SF	552 SF
Internal Parking Lot Tree	Sassafras	Common Sassafras	3	2.5" CAL	197 SF	591 SF
Parking Lot Screening Shrubs	Inkberry Holly 'Shamrock'	<i>Ilex glabra</i> & cvs	27	MIN 24" HT.	23 SF	621 SF
Parking Lot Screening Shrubs	Mountain Pieris	<i>Pieris floribunda</i>	27	MIN 24" HT.	14 SF	378 SF
Stream Buffer Area Canopy	Willow Oak	<i>Quercus phellos</i>	8	MIN 1.5" CAL	419 SF	3,352 SF
Stream Buffer Area Canopy	Baldcypress	<i>Taxodium distichum</i> & cvs.	8	MIN 1.5" CAL	92 SF	736 SF
Stream Buffer Area Canopy	River Birch	<i>Betula nigra</i> & cvs.	9	MIN 1.5" CAL	464 SF	4,176 SF
Stream Buffer Area Canopy	Atlantic White Cedar	<i>Chamaecyparis thyoides</i> & cvs.	9	MIN 1.5" CAL	38 SF	342 SF
Stream Buffer Area Understory	Gray Dogwood	<i>Cornus racemosa</i>	8	MIN. 3/4" CAL	64 SF	512 SF
Stream Buffer Area Understory	Eastern Redbud	<i>Cercis canadensis</i>	8	MIN. 3/4" CAL	124 SF	992 SF
Stream Buffer Area Understory	American Hornbeam	<i>Carpinus caroliniana</i>	9	MIN. 3/4" CAL	113 SF	1,017 SF
Stream Buffer Area Understory	Paw Paw	<i>Asimina triloba</i>	9	MIN. 3/4" CAL	283 SF	2,547 SF
Stream Buffer Area Shrub	Red Chokeberry	<i>Aronia arbutifolia</i> & cvs. R	8	MIN 15" HEIGHT	7 SF	56 SF
Stream Buffer Area Shrub	American Beautyberry	<i>Callicarpa americana</i>	8	MIN 15" HEIGHT	20 SF	160 SF
Stream Buffer Area Shrub	Sweet Pepperbush	<i>Clethra alnifolia</i> & cvs. S	9	MIN 15" HEIGHT	16 SF	144 SF
Stream Buffer Area Shrub	Dwarf Fothergilla	<i>Fothergilla gardenii</i>	9	MIN 15" HEIGHT	3 SF	27 SF

CANOPY AREA REQUIRED = 15,655 SF
CANOPY AREA PROVIDED = 22,706 SF

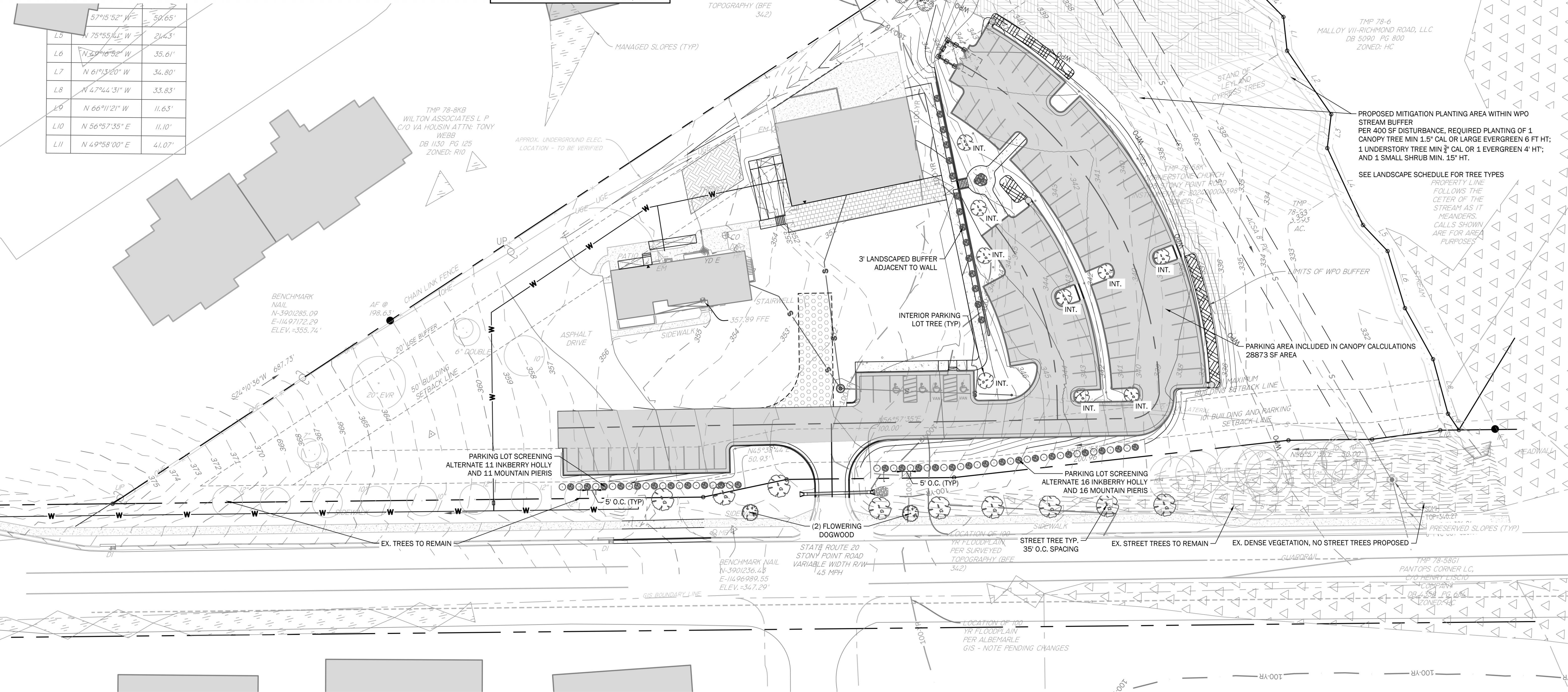
LANDSCAPING WITHIN A PARKING AREA		
Per Sec. 32.7.9.6		
PARKING LOT AREA	28873	SF
CANOPY REQ'D (5%)	1444	SF
CANOPY PROVIDED	1557	SF
PARKING SPACES PROVIDED	79	SPACES
# TREES REQ'D (1 PER 10 SPACES OR PORTION THEREOF)	8	TREES REQ'D
# TREES PROVIDED	9	TREES PROVIDED

STREET TREES		
Per Sec. 32.7.9.5 and Entrance Corridor Guidelines		
STREET FRONTAGE	807	LF
# TREES REQ'D (1 LARGE TREE PER 35 LF)	23	TREES REQ'D
EX. TREES PRESERVED	9*	TREES PRESENT
# TREES PROVIDED	9	TREES PROVIDED
# UNDERSTORY TREES PROVIDED	2	UNDERSTORY TREES PROVIDED

*Note - Heavy existing vegetation at southern end of site along guardrail, no street trees proposed in this area

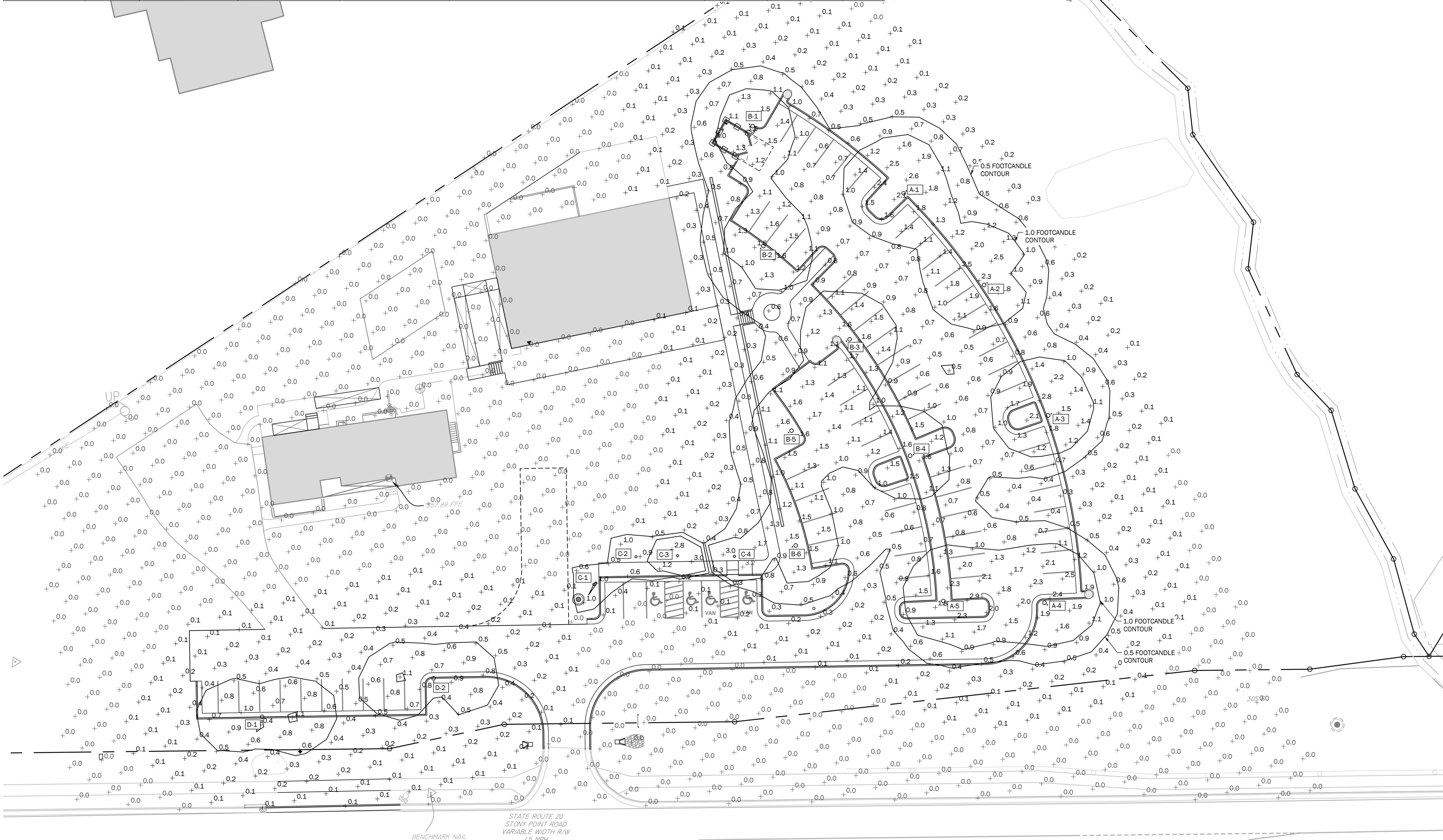
LEGEND

- STREAM BUFFER MITIGATION PLANTING
- DISTURBED STREAM BUFFER
- PARKING LOT AREA

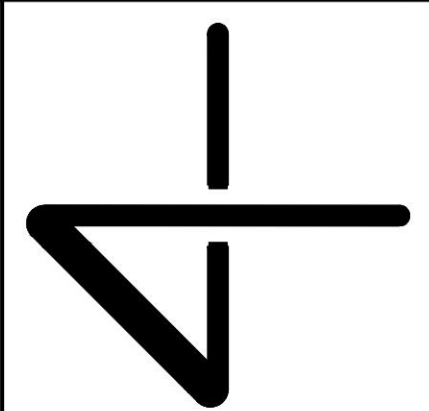


LIGHTING SCHEDULE								
SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	NUMBER LAMPS	LUMENS PER LAMP	WATTAGE
⦿	A	5	LITHONIA LIGHTING	RAD 1 LED P2 27K SYM HS R90	RADEAN ARM MOUNT WITH P2 2700K SYMMETRIC DISTRIBUTION WITH HOUSE-SIDE SHIELD WITH RIGHT ROTATED OPTICS	1	ABSOLUTE	38
⦿	B	6	LITHONIA LIGHTING	RAD 1 LED P1 30K SYM	RADEAN ARM MOUNT WITH P1 3000K SYMMETRIC DISTRIBUTION	1	ABSOLUTE	25.4
○	C	4	LITHONIA LIGHTING	KBD8 LED 12C 350 30K ASY MVOLT	KBD8 WITH 3 LIGHT BOARDS (12 LEDS), 350MA DRIVER, 3000K COLOR TEMP, AND ASYMMETRIC OPTIC	1	ABSOLUTE	16.0
⦿	D	2	LITHONIA LIGHTING	RAD 1 LED P1 27K PATH	RADEAN ARM MOUNT WITH P1 2700K PATHWAY DISTRIBUTION	1	ABSOLUTE	25.4

- NOTES:
1. 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.
 2. POLE MOUNTED LIGHTS SHALL NOT EXCEED 20' HEIGHT. PROPOSED HEIGHT IS 15'.



1 PHOTOMETRIC PLAN
1" = 20': 0 20 40



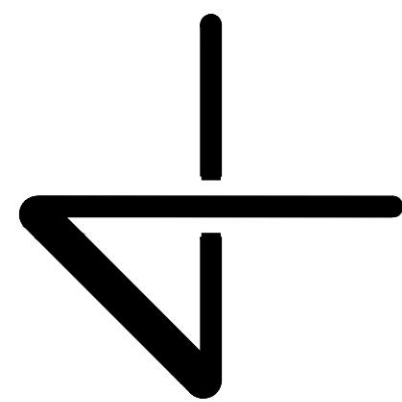
PHOTOMETRICS PLAN
CORNERSTONE COMMUNITY CHURCH
INITIAL SITE PLAN
ALBEMARLE COUNTY, VIRGINIA



SUBMISSIONS/REVISIONS
1 - 08/19/2024

LINE
AND
GRADE
Civil Engineering

C7.0



PHOTOMETRIC DETAILS

CORNERSTONE COMMUNITY CHURCH

INITIAL SITE PLAN

ALBEMARLE COUNTY, VIRGINIA



SUBMISSIONS/REVISIONS
1 - 08/19/2024

LINE AND GRADE

Civil Engineering

C7.1

L/G PROJECT NUMBER: 2304003

KBD8 LED

LED Specification Bollard



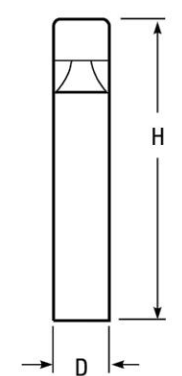
Specifications

8" Round
(20.3 cm)

42"
(106.7 cm)

Height:
42"

Weight:
27lbs
(12.25 kg)



Catalog Number
Notes
Type

Use the Tab key or mouse over the page to see all interactive elements.

Introduction

The KBD8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBD8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 5% when operating between 120-277V +/- 10%.

Light Layout	Line Current	Lumen Ratio	3000 K					4000 K					5000 K					Candela/Watt/deg/ft/deg/ft					Ambient
			Lumens	ft/c	ft	ft	ft	Lumens	ft/c	ft	ft	ft	Lumens	ft/c	ft	ft	ft	Lumens	ft/c	ft	ft	ft	
Asymmetric Types (12 LEDs)	350	16	641	40	1	1	1	809	51	1	1	1	878	54	1	1	1						
	530	22	947	43	1	1	1	1,191	54	1	1	1	1,282	58	1	1	1						
	700	31	1,214	40	1	1	1	1,527	51	1	1	1	1,646	55	1	1	1						
Symmetric Types (16 LEDs)	350	20	888	44	1	0	0	1,116	56	1	0	0	1,203	60	1	0	0						
	530	28	1,254	45	1	0	0	1,598	57	1	0	0	1,719	61	1	0	0						
	700	39	1,608	41	1	0	1	2,022	52	1	0	1	2,180	56	2	0	1						
Amber 650	20																	374	19	0	0	0	

Notes: Available with phosphor-converted amber LEDs (nomenclature AMPC). These LEDs produce light with 97% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LM, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

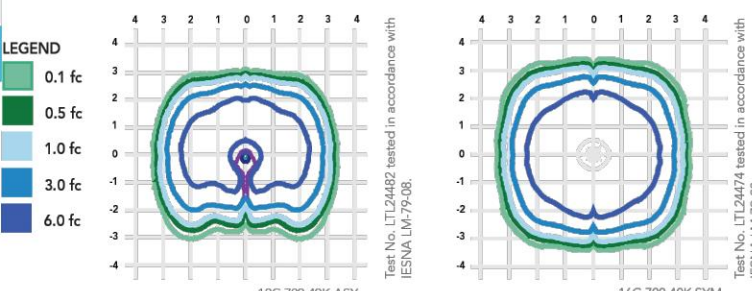
Electrical Load

Light Layout	Line Current	Voltage	3000 K					4000 K					5000 K				
			Lumens	ft/c	ft	ft	ft	Lumens	ft/c	ft	ft	ft	Lumens	ft/c	ft	ft	ft
12C	350	16W	0.158	0.118	0.114	0.109	0.105	0.217	0.146	0.136	0.128	0.118	0.229	0.157	0.147	0.138	0.128
	530	22W	0.217	0.146	0.136	0.128	0.118	0.289	0.200	0.189	0.179	0.168	0.300	0.217	0.206	0.196	0.185
	700	31W	0.289	0.200	0.189	0.179	0.168	0.371	0.267	0.255	0.244	0.233	0.392	0.289	0.277	0.266	0.255
16C	350	20W	0.197	0.137	0.128	0.121	0.114	0.320	0.217	0.206	0.196	0.185	0.341	0.233	0.222	0.211	0.200
	530	28W	0.267	0.185	0.174	0.164	0.153	0.350	0.244	0.233	0.222	0.211	0.371	0.266	0.255	0.244	0.233
	700	39W	0.350	0.244	0.233	0.222	0.211	0.441	0.311	0.299	0.288	0.277	0.462	0.333	0.322	0.311	0.300
Amber 650	20W		0.109	0.109	0.110	0.110	0.110	0.109	0.109	0.110	0.110	0.110	0.109	0.109	0.110	0.110	0.110

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's KBD8 Bollard homepage.

Photometric diagrams for the KBD8 LED Bollards. Distances are in units of mounting height (H).



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and clean lines of the KBA bollard is ideal for illuminating building entryways, walking paths, and pedestrian plazas, as well as any other location requiring a low mounting height light source with fully cutoff illumination.

CONSTRUCTION

One-piece 8-inch round extruded aluminum shaft with thick die-cast walls for extreme durability, a high-impact clear acrylic lens and welded top cap. Die-cast aluminum mounting ring allows for easy leveling even in sloped locations and a full 360-degree rotation for precise alignment during installation. Three 3/8" x 11" anchor bolts with double nuts and washers and 3/8" bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-influenced super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two fully cutoff optical distributions are available: symmetrical and asymmetrical. IP65 sealed LED light engine provides smoothly graduated illumination without any uplight. Light engines are available in standard 4000 K (>70 CR) or optional 3000 K (>80 CR) or 5000 K (>80 CR). Limited-wavelength amber LEDs are also available.

ELECTRICAL

Light engines consist of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with <1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

GOVERNMENT PROCUREMENT

BABA - Buy American/Act Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA - Build America Buy America Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomersResources/terms_and_conditions.aspx.

Notes: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.

KBD8 LED
Rev. 02/26/24

BOLLARD DETAIL

Radean Arm Mount

LED Area Luminaire



Specifications

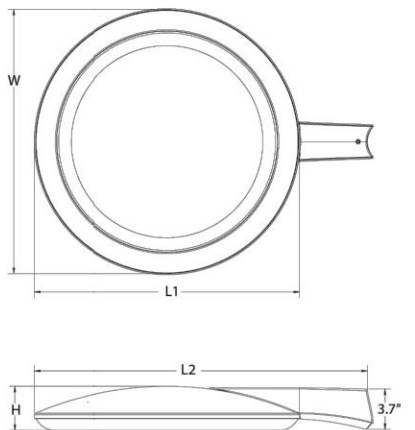
EPA: 0.75 ft²
(0.05 m²)

Length:
L1 24" (61 cm)
L2 30" (60.96 cm)

Width: 24" (61 cm)

Height: 4" (10.2 cm)

Weight (max): 29lbs
(13.15 kg)



Introduction

The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance.

Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

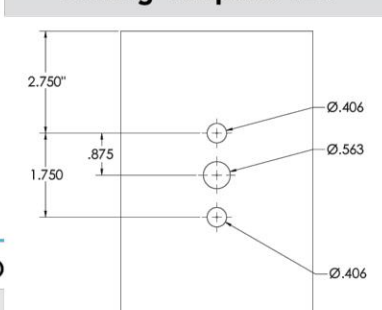
Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

Mounting

Acuity Part Number	Description	For luminaires:		Used with Mounting:	
		RADEAN LED	RADEAN LED	RADEAN LED	RADEAN LED
RSS 10-48 DM19RAD DOBRO	10" Round Straight Steel - Template P30 Drilling	RADEAN LED	RADEAN LED	RADEAN LED	RADEAN LED
RSS 12-48 DM19RAD DOBRO	12" Round Straight Steel - Template P30 Drilling	RADEAN LED	RADEAN LED	RADEAN LED	RADEAN LED
RSS 14-48 DM19RAD DOBRO	14" Round Straight Steel - Template P30 Drilling	RADEAN LED	RADEAN LED	RADEAN LED	RADEAN LED
RSS 16-48 DM19RAD DOBRO	16" Round Straight Steel - Template P30 Drilling	RADEAN LED	RADEAN LED	RADEAN LED	RADEAN LED
RSS 18-48 DM19RAD DOBRO	18" Round Straight Steel - Template P30 Drilling	RADEAN LED	RADEAN LED	RADEAN LED	RADEAN LED
RSS 20-48 DM19RAD DOBRO	20" Round Straight Steel - Template P30 Drilling	RADEAN LED	RADEAN LED	RADEAN LED	RADEAN LED
RSS 25-48 DM19RAD DOBRO	25" Round Straight Steel - Template P30 Drilling	RADEAN LED	RADEAN LED	RADEAN LED	RADEAN LED
SSS 10-4C DM19RAD DOBRO	10" Square Straight Steel - Template P30 Drilling	RADEAN LED	RADEAN LED	RADEAN LED	RADEAN LED
SSS 12-4C DM19RAD DOBRO	12" Square Straight Steel - Template P30 Drilling	RADEAN LED	RADEAN LED	RADEAN LED	RADEAN LED
SSS 14-4C DM19RAD DOBRO	14" Square Straight Steel - Template P30 Drilling	RADEAN LED	RADEAN LED	RADEAN LED	RADEAN LED
SSS 16-4C DM19RAD DOBRO	16" Square Straight Steel - Template P30 Drilling	RADEAN LED	RADEAN LED	RADEAN LED	RADEAN LED
SSS 18-4C DM19RAD DOBRO	18" Square Straight Steel - Template P30 Drilling	RADEAN LED	RADEAN LED	RADEAN LED	RADEAN LED
SSS 20-4C DM19RAD DOBRO	20" Square Straight Steel - Template P30 Drilling	RADEAN LED	RADEAN LED	RADEAN LED	RADEAN LED
SSS 25-4C DM19RAD DOBRO	25" Square Straight Steel - Template P30 Drilling	RADEAN LED	RADEAN LED	RADEAN LED	RADEAN LED

* Customer must verify pole loading per required design criteria and specified wind speed. Consult pole specification sheet for additional details.

Drilling Template #20



RADEAN has a unique drilling pattern. Specify this drilling pattern when specifying poles, per the table below.

DM19RAD Single unit DM20RAD 2 at 90°^{1,2}
DM18RAD 2 at 180° DM21RAD 3 at 90°^{1,2}
DM49RAD 4 at 90° DM22RAD 4 at 180°

Example: SSA 20-4C DM19RAD DOBRO

Visit Lithonia Lighting's www.lithonia.com to see our wide selection of poles, accessories and educational tools.

Ordering Information

EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RAD1 LED	P1 3,000 Lumens	27K 2700K	SYM Symmetric type I	MDLT1 277	SPA Square pole mounting (includes adapter)
	P2 5,000 Lumens	30K 3000K	ASY Asymmetric type IV	MDLT 347	RPA Round pole mounting
	P3 7,000 Lumens	35K 3500K	PATH Pathway type III	MDLT 480	WBA Wall bracket
	P4 11,000 Lumens	40K 4000K			
	P5 16,000 Lumens	50K 5000K			

Control options	Other options	Finish options
Shipped installed NLRAD 12-12 LED installed ¹ PE 12-12 LED installed ¹ FAC 12-12 LED installed ¹ DMG 12-12 LED installed ¹	SF Single face ¹ DF Double face ¹ L90 Left rotated optics R90 Right rotated optics	DOBRO Dark bronze DOBRO Textured dark bronze DNALD Natural aluminum DNALD Textured natural aluminum DWBRO White DWBRO Textured white

Accessories	Notes
NDRS Houseline shield (white/black)	1 2700K and 3000K may require extended lead-times.
NDRS Decoupled beam (4" x 6" 60 pole (specify finish))	2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single Line (SL) requires 120, 277 or 347 voltage option.
NDRS Full face cover for 4" 60 pole (specify finish)	3 Double face (DF) requires 240, 240 or 480 voltage option.
For more control options, visit www.lithonia.com and www.lithonia.com	4 NLRAD not available with PE or RAD. Must tie to external lighting network. Does not include occupancy sensor. For more information refer to C7.1 pole mount series.
	5 DMG not available with NLRAD or FAC.
	6 Also available as a separate accessory see Accessories information. Shield is field rotatable in 45° increments.

LITHONIA LIGHTING
COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.

RAD1 LED
Rev. 02/27/24

LITHONIA LIGHTING
COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.

RAD1 LED
Rev. 02/27/24

LITHONIA LIGHTING
COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.

RAD1 LED
Rev. 02/27/24

LITHONIA LIGHTING
COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.

RAD1 LED
Rev. 02/27/24

POLE MOUNTED FIXTURE DETAIL

2