COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596
Phone (434) 296-5832

To: Albemarle County Planning Commission
From: Mariah Gleason
Date: January 28, 2020
Item: **Special Exception Request** to grant an exception to the curb and gutter requirements of County Code §14-410(H).

Tax Map Parcel(s): 09000-00-00-03500
Magisterial District: Scottsville
School Districts: Monticello H.S.; Walton M.S.; Cale E.S.
Zoning District: Light Industry

Summary of Request for Special Exception:

The applicant has recently submitted a subdivision plat to subdivide an existing parcel into nine (9) lots, such that each of the nine (9) existing buildings on the parcel – approved (with conditions) by special use permit SP200400028 (Attachment 3) – is located on an individual lot. There is currently a travelway on the site that serves all of the buildings, however, review of the preliminary plat found that an exception to the curb and gutter requirements of County Code §14-410(H) is needed to comply with the design standards for streets within a subdivision. The applicant has submitted a special exception (SE) request to comply with the zoning ordinance.

The existing travelway was approved by final site plan SDP200400057 (Attachment 4). The travelway, Snow Point Lane, is located off of Avon Street Extended and travels through an abutting parcel before reaching the subject property. Both parcels that the travelway resides on are zoned for Light Industry uses.

Staff Recommendation:

With regards to the findings contained in the Staff Analysis (Attachment 2), inclusive of the criteria to be considered pursuant to Albemarle County Code §14-410(I)(2), **staff recommends approval** of this request for a special exception.

Attachments:

1 – Application Materials (Special Exception Application)
2 – Staff Analysis
3 – Action Letter from SP200400028
4 – Approved Site Plan SDP200400057

COUNTY OF ALBEMARLE

APPLICATION FOR SUBDIVISION VARIATION OR EXCEPTION

☐ Relief from plat conditions imposed by the commission prior to the date of adoption of this chapter. = **$419**

☐ Exception of certain details of a plat and any other information required by sections 14-302 through 14-318 expressly authorized to be varied or excepted.

- ☐ After approval of a preliminary plat and before approval of a final plat: = **$892**
- ☐ After approval of a final plat: = **$892**

Provide the following

☐ 3 copies of applicable subdivision plat

☐ 1 written request stating the reasons for the request and addressing the applicable findings of Section 14-203.1 (A)(2)

☑ Variation or exception of any requirement of section 14-400 through 14-441 expressly authorized to be varied or excepted.

- ☑ After approval of a preliminary plat and before approval of a final plat:= **$892**
- ☐ After approval of a final plat: =**$892**

Provide the following

☑ 3 copies of applicable subdivision plat

☑ 1 written request stating the reasons for the request and addressing the applicable findings of Section 14-203.1 (A)(2)

Applicant Justin Shimp

Street Address 912 E High Street

City Charlottesville **State** VA **Zip Code** 22902

Phone Number (434) 227-5140

Email Justin@shimp-engineering.com

Owner of Record R. D. P. D. LLC

Street Address 905 LEIGH WAY

City Charlottesville **State** VA **Zip Code** 22901

Phone Number

Email

Contact (who should we contact about this project): Justin Shimp

Street Address 912 E High Street

City Charlottesville **State** VA **Zip Code** 22902

Phone Number (434) 227-5140

Email Justin@shimp-engineering.com

COUNTY OF ALBEMARLE

APPLICATION FOR SUBDIVISION VARIATION OR EXCEPTION

Owner/Applicant Must Read and Sign

The foregoing information is complete and correct to the best of my knowledge. I have read and understand the provisions of Chapter 14 Subdivision of Land of the Albemarle County Code.

By signing this application I am consenting to written comments, letters and or notifications regarding this application being provided to me or my designated contact via fax and or email. This consent does not preclude such written communication from also being sent via first class mail.



Signature of Owner, Contract Purchaser, Agent

1/15/2020

Date

Duane E. Snow

Print Name

434.284.0825

Daytime phone number of Signatory

FOR OFFICE USE ONLY SUB # _____ **Fee Amount $** _____ **Date Paid** _____

By who? _____ **Receipt #** _____ **Ck#** _____ **By** _____

SHIMP ENGINEERING, P.C.
Design Focused Engineering

County of Albemarle
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902

RE: SUB201900148 AVON INDUSTRIAL PARK
Request for Exception from Curb and Gutter Requirement

Dear Members of the Planning Commission,

In accordance with Sec.14-410(I.) of the Albemarle County Code we, on behalf of R.D.P.D. LLC the property owner (the "owner"), request for the commission to waive the requirements for curb and gutter for streets in the development areas (Sec.14-410(H)) for the proposed private street designated as "SNOW POINT LN" on the subdivision plat application, SUB201900148 (the "project"). The project is a nine lot nonresidential subdivision on tax map parcel 90-35 in Albemarle County (the "property").

The proposed nonresidential subdivision would create nine lots that would be accessed by Snow Point Ln. Snow Point Ln. is an existing travelway that was designed and constructed in accordance with approved site plan, SDP200400057. At present, Snow Point Ln functions as a private street and adequately accommodates the traffic and users on the travelway. A private street request that is being evaluated concurrently with this request by the agent, would enable Snow Point Ln to provide the required lot frontage to the proposed lots. In your evaluation of this exception from curb and gutter, please consider the following:

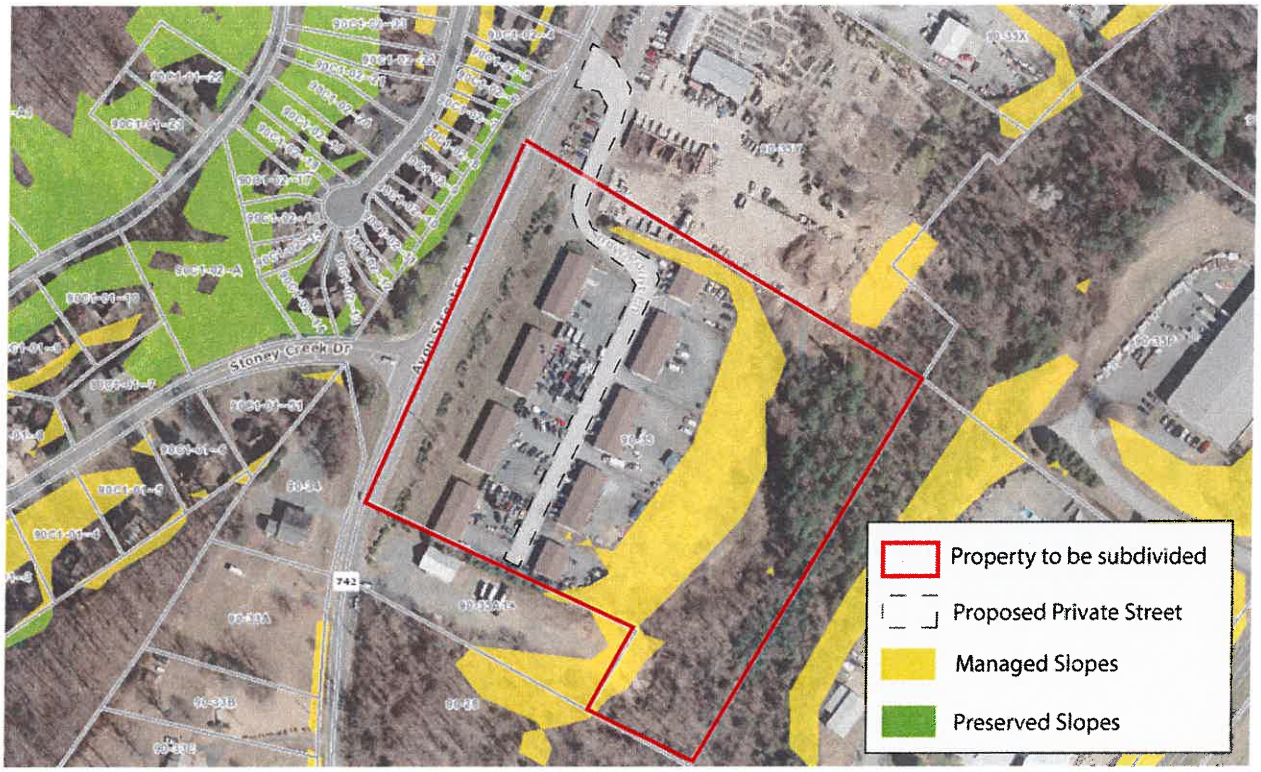
Existing Business Operations
There are existing businesses on the property whose daily operations would be disrupted unnecessarily during the installation of curb and gutter improvements along the existing travelway. The existing travelway has adequately served businesses located within Avon Industrial Park and once approved as a private road, Snow Point Ln will continue to serve businesses within the industrial park.

Land Disturbance
Installation of curb and gutter would create excess land disturbance on the property. In order to install curb and gutter along the existing travelway, existing pavement would have to be removed, earthwork would have to take place to accommodate the curb and gutter, and pavement would have to be reinstalled.

Design
Snow Point Ln was constructed in accordance with design standards that were approved with SDP200400057. This travelway as designed and constructed, safely accommodates daily users which account for an estimated 268 total daily trips. Since the travelway was constructed in accordance with an approved site plan there has been no history of drainage issues on the property due to the design of the travelway.

Thank you for your consideration of this request. Please note the attached aerial image that shows the location of the property that is proposed to be subdivided, the location of the existing travelway which is being evaluated by the agent for private street authorization, and the location of existing managed and preserved slopes in relation to the proposed private street, which is an existing travelway.

Aerial Image:



PRELIMINARY SUBDIVISION PLAT

AVON INDUSTRIAL PARK

TAX MAP 90, PARCEL 35

ALBEMARLE COUNTY, VIRGINIA

LEGEND

EXISTING	NEW	DESCRIPTION
		BENCHMARK
		SITE PROPERTY LINE
		ADJACENT PROPERTY LINE
		VACATED PROPERTY LINE
		BUILDING SETBACK
		PARKING SETBACK
		ACCESS EASEMENT
(10)	(10)	PARKING COUNT
	1.00'	DIMENIONS
310	10	GRADING EASEMENT
310	12	INDEX CONTOUR
311.5 x	10 x	INTERVAL CONTOUR
311.5 TC x	57 TC x	SPOT EVELVATION
311.5 TW x	57 TW x	TOP OF CURB ELEVATION
311.5 BW x	57 BW x	TOP OF WALL ELEVATION
		BOTTOM OF WALL ELEVATION
		RETAINING WALL
		STAIRS
		BUILDING
		ROAD-EDGE OF PAVEMENT
		ROAD- CENTERLINE
		ROAD-FRONT OF CURB
		ROAD BACK OF CURB
		CG-2 STANDARD 6" CURB
		CG-6 STANDARD 6" CURB AND GUTTER
		CG-12 STANDARD ACCESS RAMP
		SIDEWALK
		BIKE PARKING
		PARKING SURFACE
		CROSSWALK
		HANDICAP ACCESSIBLE AISLE
		HANDICAP PARKING
		CONCRETE/PAVEMENT-SIDEWALK
		RIPRAP
		ASPHALT
		GRASS
		EC-3 MATTING
		EC-2 MATTING
		WETLAND
		TREELINE
X	X	FENCE
		STREAM
		UTILITY EASEMENT
		UTILITY POLE
		LIGHT POLE
		OVERHEAD UTILITY
		OVERHEAD UTILITY GUY
		MANHOLE
		STORM LINE
RD	RD	ROOF DRAIN
	1	DRAIN INLET
		DRAINAGE EASEMENT
		STORM DRAINAGE EASEMENT
S		SEWER LINE
S	S	SANITARY EASEMENT
W	W	WATER LINE
	WM	WATER METER
	WV	WATER VALVE AND BOX
		FIRE HYDRANT
		WATER EASEMENT
GAS	GAS	GAS LINE

OWNER/DEVELOPER

R. D. P. D. LLC
905 LEIGH WAY
CHARLOTTESVILLE VA, 22901

ZONING

LI - Light Industrial.

SETBACKS

Front: 10'
Side & Rear: If an adjacent parcel has a different zoning 30ft parking setback and 50 ft building setback.
If an adjacent property is zone commercial or industrial 10ft building setback.

STEPBACK

Front : For each story that begins above 40 feet in height or for each story above the third story, whichever is less, the minimum stepback shall be 15 feet
side and rare : none

DISTRICT

Scottsville

SOURCE OF TITLE

DB 3508-160.
DB 657-234 Plat

SOURCE OF BOUNDARY AND TOPOGRAPHY

Boundary and Topographic Information is provided by Roger W. Ray & Assoc.,INC.

BENCHMARK

Datum for topography is NAVD 1988

FLOODZONE

FEMA flood insurance rate map (community panel 51003C0407D), effective date February 4, 2005 shows this property is not within zone AE and no portion of the property lies within the 100-year flood plain.

RESERVOIR WATERSHED

This site is within the Moores Creek Watershed.
This site is not within a watershed of a public water supply.

WATER & SANITARY SERVICES

This project lies within the acsa jurisdictional area for both water and sewer.

GENERAL CONSTRUCTION NOTES

1. Prior to any construction within any existing right-of-way, including connection to any existing road, a permit shall be obtained from the Virginia Department of Transit (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 the current specifications and standards of VDOT unless otherwise noted.
3. Erosion and siltation control measures shall be provided in accordance with the approved erosion control plan and shall 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 (horizontle:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be acheived.
6. Paved, rip-rap or stabilization amt 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 othrewise 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).

GENERAL WATER & SEWER NOTES

1. Work shall be subject to inspection by Albemarle County Service Authority inspectors. The Contractor will be responsible for notifying the proper service authority officials at the start of the work.
2. 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 contractors shall on his own initiative locate all underground lines and structures as necessary.
3. All materials and construction shall comply with the current edition of the general water and sewer construction specifications as adopted by the Albemarle County Service Authority.
4. Datum for all elevations shown in National Geodetic Survey.
5. The contractor shall be responsible for notifying "MISS UTILITY" (1-800-552-7001).
6. All water and sewer pipes shall have a minimum of 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.
7. All water and sewer appurtenances are to be located outside of roadside ditches.
8. Valves on deadend lines shall be rodded to provided adequate restraint for the valve during a future extension of the line.
9. Trees are not permitted in the ACSA easement.
10. 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).
11. All public water and sewer facilities shall be dedicated to the Albemarle County Service Authority.
12. Backflow prevention is required for all connections to the water main.

VDOT NOTES

VDOT's land development south staff (540-967-3715 or 540-967-3716 shall be notified 48 hours in advance of any anticipated road/shoulder closures", "The permittee or his or her designee shall report all work zones in the VDOT right of way on a daily basis at set up and take down to VDOT'S Smart Traffic Center (540-332-9500)", "Copies of all independent testing reports to be submitted to VDOT for verification", "A minimum 48 hours advance notification of a proof roll of both the subgrade and stone base is required by VDOT." "All areas excavated below existing pavement surface and within clear zone, at the conclusion of each workday, shall be backfilled to form an approximate 6:1 wedge, against the existing pavement surface for the safety and protection of vehicular traffic." And that "Traffic shall be maintained during construction of the tie-in and mill of the adjacent travel lanes." "water lines, sewer lines, etc. crossing future VDOT maintained roads have to be sleeved with ductile iron pipe "two (2) times diameter of the utility line)." And "A video (3 electronic copies to VDOT) of all stormwater systems carrying VDOT runoff or runoff under a future state road is required to be submitted to VDOT for review and approval prior to paving operations.

ITE Trip Generation

			AM			PM		
Use Description	ITE	Qty	in	out	Total	in	out	Total
Industrial	130	9	15	15	30	134	134	268

Trip generation reflects AM and PM peak hour traffic.

EXISTING USE

Industrial Park

PROPOSED USE

Industrial Park.
9 Buildings to separate parcels.

	SF	AC	%
Lot 1 =	26,440.92	0.607	7.4 %
Lot 2 =	26,440.92	0.607	7.4 %
Lot 3 =	26,484.48	0.608	7.4 %
Lot 4 =	24,524.28	0.563	6.9 %
Lot 5 =	14,505.48	0.333	4.1 %
Lot 6 =	18,033.84	0.414	5.1 %
Lot 7 =	17,990.28	0.413	5.1 %
Lot 8 =	17,990.28	0.413	5.1 %
Lot 9 =	183,213.36	4.206	51.5 %
TOTAL	**355,623.84**	**8.164**	**100%**

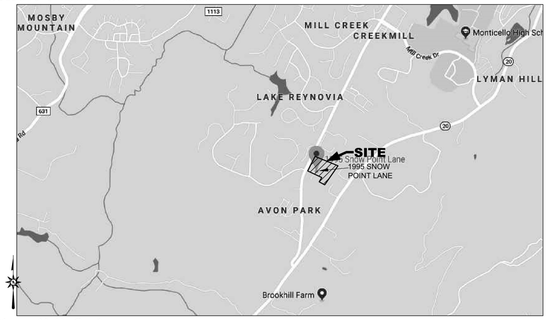
GENERAL NOTES

1. The information and data shown or indicated with respect to the existing underground utilities at or contiguous to the site are based on information and data furnished to the owner and engineer by the owners of such underground facilities or others. The owner or engineer shall not be responsible for the accuracy or completeness of such information or data. The contractor shall have full responsibility for confirming the accuracy of the data, for locating all underground utilities, for coordination of the work with owners of such underground utilities during construction, for the safety and protection thereof and repairing any damage thereto resulting from the work. All of these conditions shall be met at no additional cost to the owner. The contractor shall contact "Miss Utilities" of Virginia at 1-800-552-7001 prior to the start of work.
2. When working adjacent to existing structures, poles, etc., the contractor shall use whatever methods that are necessary to protect structures from damage. Replacement of damaged structures shall be at the contractor's expense.
3. The contractor shall be responsible for protecting all existing site structures from damage and coordinating work so that the owner can make necessary arrangements to modify/protect existing structures from damages.
4. The contractor shall be responsible for notifying all utility owners, adjacent land owners whose property may be impacted and the Virginia Department of Transportation prior to completing any off-site work.
5. Contractor shall notify and coordinate all work involving existing utilities with utility owners, at least 72 hours prior to the start of construction.
6. Contractor shall immediately report any discrepancies between existing conditions and contract documents to the owner and engineer.
7. Contractor shall submit for the approval of the owner submittals of all specified materials listed in the plans, to include shop drawings, manufacturer's specifications and laboratory reports. the owner's approval of submittals will be general and will not relieve the the contractor from the responsibility of adherence to the contract and for any error that may exist.
8. All bare areas shall be scarified, limed, fertilized, seeded and mulched.
9. All trees, saplings, brush, etc. shall be removed from within the right of way and the drainage easements.
10. Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
11. Retaining walls require separate building permits.
12. All water service lines, sanitary laterals, and sprinkler lines must be visually inspected by the Albemarle County Building Department from the main to the structure.

GENERAL PRELIMINARY SUBDIVISION NOTES

1. This property does not lie in a dam break inundation zone.
2. There are no known places of burial in the property.
3. This property is not within an Albermale County and/or City of Charlottesville water supply watershed or an agricultural-forestal district.
4. This property does not lie within a stream buffer(s).

VICINITY MAP SCALE : 1"=2000'



Map provided by Google.com

SHEET INDEX

C1 COVER SHEET
C2 EXISTING CONDITIONS
C3 SITE PLAN
C4 WATER & SEWER DETAILS

APPROVALS

Current Development Planner — Date

Current Development Engineer — Date

Architectural Review Board — Date

Fire Official — Date

Building Official — Date

Albemarle County Service Authority — Date

Virginia Department of Transportation — Date

SHIMP ENGINEERING PC
LAND PLANNING · PROJECT MANAGEMENT
912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

COMMONWEALTH OF VIRGINIA
JUSTIN E. SHIMP
Lic. No. 45183
PROFESSIONAL ENGINEER
FOR REVIEW

PRELIMINARY SUBDIVISION PLAT

AVON INDUSTRIAL PARK

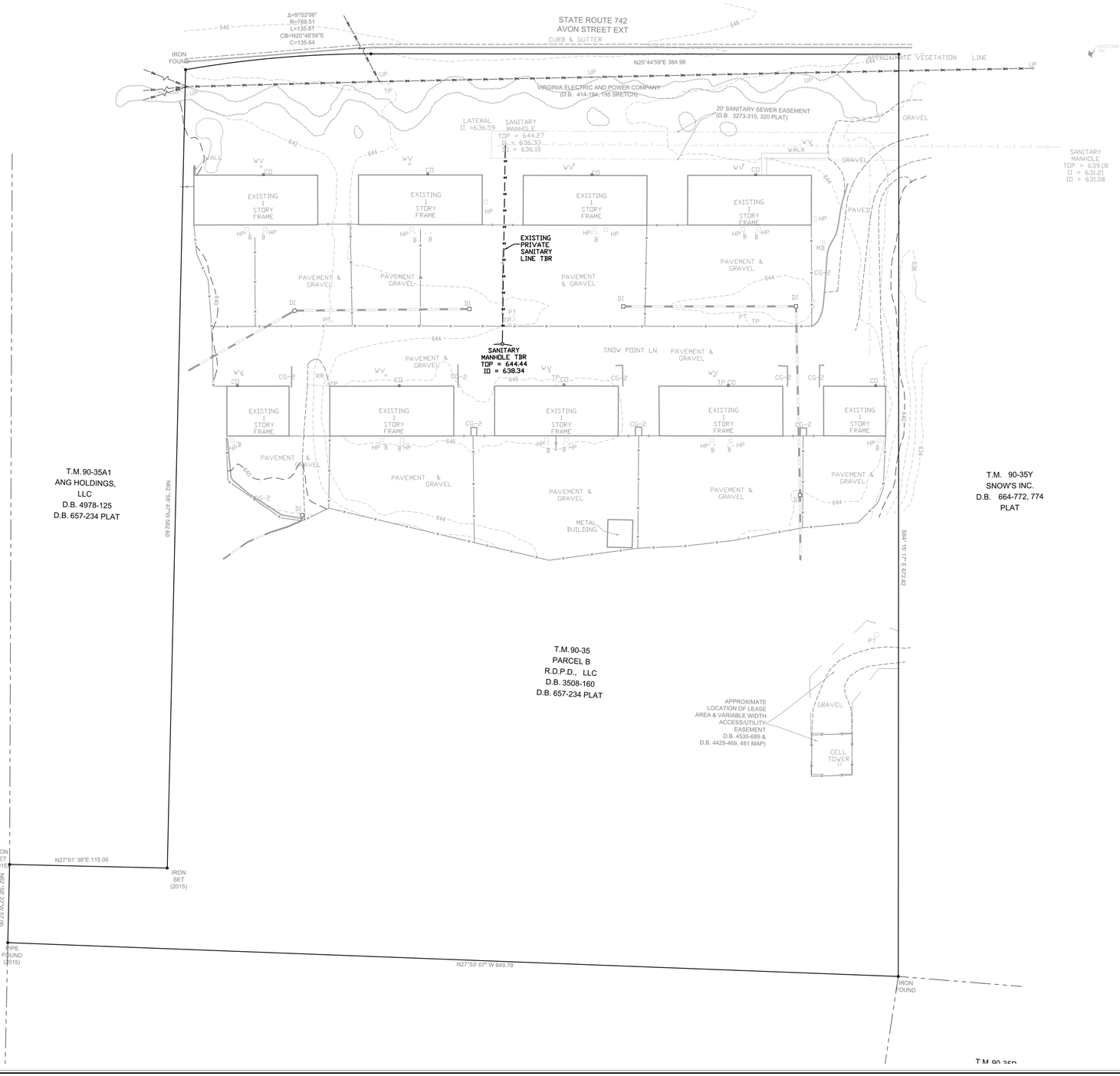
ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2019.09.23
REVISION:

FILE NO.
19.022

COVER SHEET

SHEET C1 of C4

C1



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PRELIMINARY SUBDIVISION PLAT

AVON INDUSTRIAL PARK

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
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EXISTING CONDITIONS

SHEET C2 of C4

C2

STATE ROUTE 742
AVON STREET EXT
CURB & GUTTER

Δ=9°52'06"
R=788.51
L=135.81
CB=N20°48'56"E
C=135.64

IRON FOUND

N25°44'59"E 384.98

VIRGINIA ELECTRIC AND POWER COMPANY
(D.B. 414-194, 195 SKETCH)

NEW 11' ACSA EASEMENT ADDED TO EXISTING EASEMENT

NEW 4" L DUCTILE IRON WL(CLASS 53)

31' ACSA EASEMENT

20' SANITARY SEWER EASEMENT
(D.B. 3273-315, 320 PLAT)

LATERAL
IL= 626.59

SANITARY MANHOLE
TOP = 644.10
II = 636.33
IO = 636.10

NEW 5/8" WM

NEW MH

DOG HOUSE MH

EXISTING PRIVATE WATER VALVE (TYP.)

NEW 6" L DUCTILE IRON WL(CLASS 53)

6 x 4 TEE

6 x 4 RED

MATCH LINE SEE DETAIL BELOW

WALL

GRAVEL

WALK

PAVED

APPROXIMATE LOCATION 4" PVC LATERAL EXISTING

LOT 4
0.563 AC
EXISTING 1 STORY FRAME
216.4

LOT 3
0.608 AC
EXISTING 1 STORY FRAME
220.5

LOT 2
0.607 AC
EXISTING 1 STORY FRAME
220.4

LOT 1
0.607 AC
EXISTING 1 STORY FRAME
220.3

NEW 8" SDR-26 SAN

PAVEMENT & GRAVEL

30' PRIVATE ROAD EASEMENT

20' OF EX. FENCE TBR

SNOW POINT LN

NEW CO

NEW WV

FHA

METAL BUILDING

LOT 5
0.333 AC
EXISTING 1 STORY FRAME

LOT 6
0.414 AC
EXISTING 1 STORY FRAME

LOT 7
0.413 AC
EXISTING 1 STORY FRAME

LOT 8
0.413 AC
EXISTING 1 STORY FRAME

LOT 9
4.206 AC
EXISTING 1 STORY FRAME

SAN LAT

N62°58'47"W 582.60

Scale: 1"=20'

MATCH LINE DETAIL

EXISTING FH

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AVON INDUSTRIAL PARK

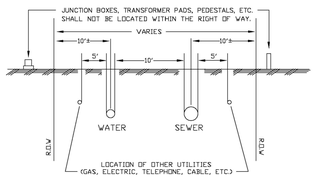
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SITE PLAN

SHEET C3 of C4

C3



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

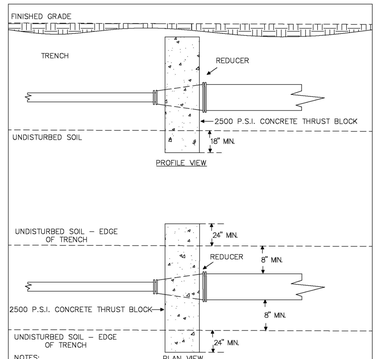
* SEE PART 3, PARAGRAPH D; SEPARATION OF WATER & SEWER SYSTEMS.

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

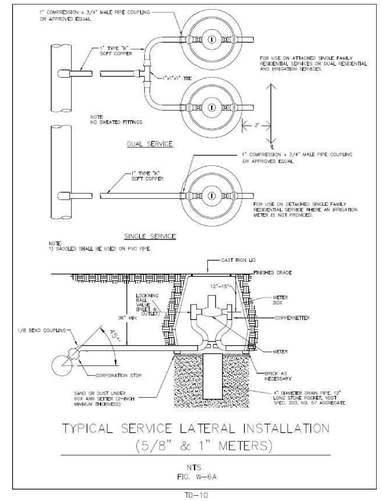


NOTES:
- NOT TO SCALE
- NO CONCRETE SHALL BE POURED ON ANY PART OF THE MECHANICAL JOINT. USE PLASTIC SHEETING AS PROTECTION FOR BOLTS.
- 3' MINIMUM HORIZONTAL PENETRATION INTO UNDISTURBED SOIL ON BOTH SIDES OF TRENCH, OR AS APPROVED BY THE ACSA.
- 3' MINIMUM VERTICAL PENETRATION INTO UNDISTURBED SOIL, OR AS APPROVED BY THE ACSA.
- CERTIFICATION OF 95% COMPACTION REQUIRED IN TRENCH.
- THE CONSULTING ENGINEER SHALL BE RESPONSIBLE TO VERIFY THE TYPE AND SIZE OF ALL THRUST BLOCKS.

TYPICAL REDUCER THRUST BLOCK

NTS
FIG. W-3D

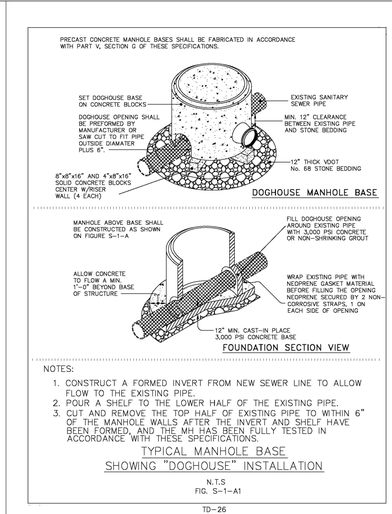
TD-7



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

NTS
FIG. W-6A

TD-10

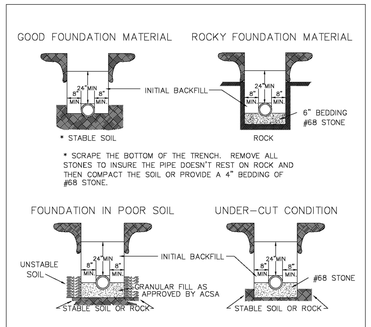


NOTES:
1. CONSTRUCT A FORMED INVERT FROM NEW SEWER LINE TO ALLOW FLOW TO THE EXISTING PIPE.
2. POUR A SHELF TO THE LOWER HALF OF THE EXISTING PIPE.
3. CUT AND REMOVE THE TOP HALF OF EXISTING PIPE TO WITHIN 6" OF THE MANHOLE WALLS AFTER THE INVERT AND SHELF HAVE BEEN FORMED, AND THE MH HAS BEEN FULLY TESTED IN ACCORDANCE WITH THESE SPECIFICATIONS.

TYPICAL MANHOLE BASE SHOWING "DOGHOUSE" INSTALLATION

N.T.S
FIG. S-1-A1

TD-26

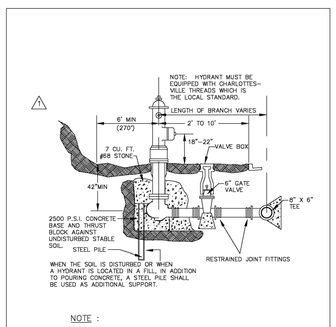


NOTE :
1. NO ROCKS SHALL BE ALLOWED WITHIN 24" OF THE WATER LINES.
2. NO ROCKS LARGER THAN 6" IN ANY DIMENSION SHALL BE ALLOWED ABOVE THE INITIAL BACKFILL.
3. THE INITIAL BACKFILL SHALL BE PLACED AND COMPACTED IN 6" LIFTS.
4. NO ORGANIC OR FROZEN MATERIAL OR DEBRIS SHALL BE ALLOWED IN THE TRENCH.
5.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

DUCTILE IRON WATER PIPE INSTALLATION & BEDDING

NTS
FIG. W-2

TD-2

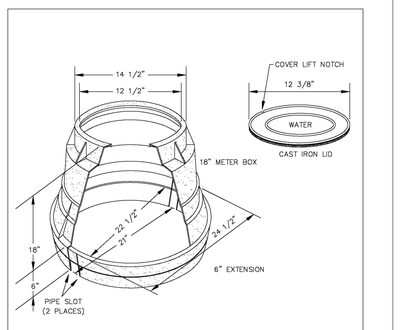


NOTE :
1. SURROUND WEEP HOLES WITH GRAVEL AND KEEP FREE OF CONCRETE.
2. MAINTAIN A 3 1/2' MIN. COVER FROM THE MAIN TO THE FIRE HYDRANT (INCLUDING DITCHES).
3. FINISHED GRADE SHALL SLOPE AWAY FROM THE FIRE HYDRANT AND VALVE BOX.
4. THE GATE VALVE IS ALLOWED IN SHOULDER OR BEHIND THE DITCH. IT IS NOT ALLOWED 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

TD-8

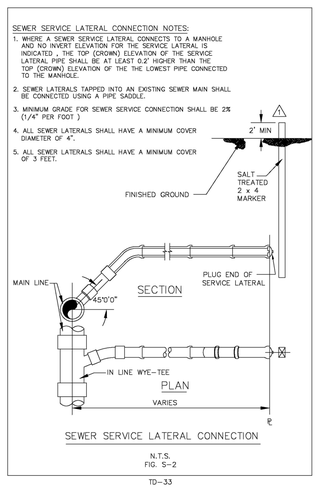


NOTES:
(1) A 1-3/4" DIAMETER HOLE IS REQUIRED IN THE LID FOR TOUCH READ METERS.

TYPICAL METER BOXES (5/8"–1" METERS)

NTS
FIG. W-7

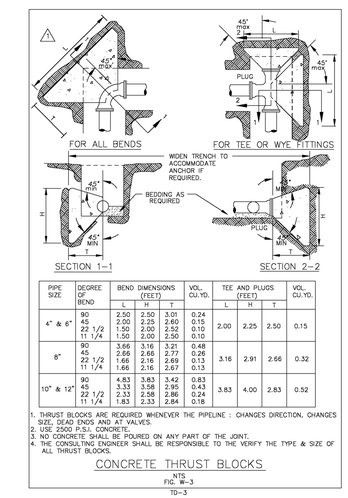
TD-13



SEWER SERVICE LATERAL CONNECTION

N.T.S.
FIG. S-2

TD-33



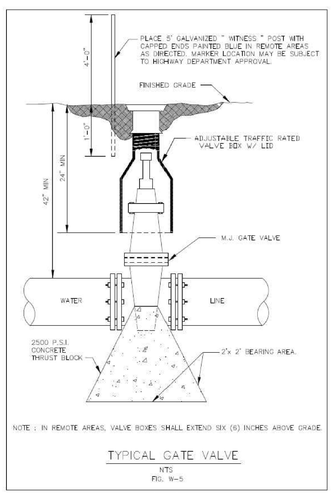
PIPE SIZE	DEGREE OF BEND	BEND DIMENSIONS (FEET) L	H	T	VOL. CU.YD.	TEE AND PLUGS (FEET) L	H	T	VOL. CU.YD.
4" & 6"	90	2.50	2.50	3.01	0.24				
	45	2.00	2.25	2.60	0.15				
	22 1/2	1.50	2.00	2.52	0.10	2.00	2.25	2.50	0.15
	11 1/4	1.50	2.00	2.50	0.10				
8"	90	3.66	3.16	3.21	0.48				
	45	2.66	2.66	2.77	0.26				
	22 1/2	1.66	2.16	2.69	0.13	3.16	2.91	2.66	0.32
	11 1/4	1.66	2.16	2.67	0.13				
10" & 12"	90	4.83	3.83	3.42	0.83				
	45	3.33	3.58	2.95	0.43				
	22 1/2	2.33	2.58	2.86	0.24	3.83	4.00	2.83	0.52
	11 1/4	1.83	2.33	2.84	0.18				

1. THRUST BLOCKS ARE REQUIRED WHENEVER THE PIPELINE : CHANGES DIRECTION, CHANGES SIZE, DEAD ENDS AND AT VALVES.
2. USE 2500 P.S.I. CONCRETE.
3. NO CONCRETE SHALL BE POURED ON ANY PART OF THE JOINT.
4. THE CONSULTING ENGINEER SHALL BE RESPONSIBLE TO THE VERIFY THE TYPE & SIZE OF ALL THRUST BLOCKS.

CONCRETE THRUST BLOCKS

NTS
FIG. W-3

TD-3

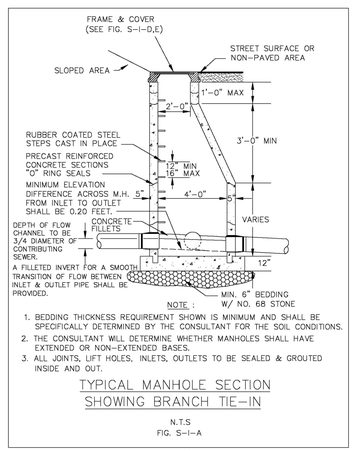


NOTE : IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.

TYPICAL GATE VALVE

NTS
FIG. W-5

TD-9

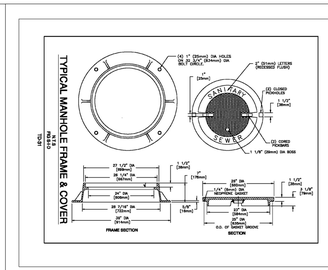


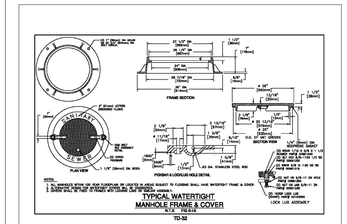
NOTE :
1. BEDDING THICKNESS REQUIREMENT SHOWN IS MINIMUM AND SHALL BE SPECIFICALLY DETERMINED BY THE CONSULTANT FOR THE SOIL CONDITIONS.
2. THE CONSULTANT WILL DETERMINE WHETHER MANHOLES SHALL HAVE EXTENDED OR NON-EXTENDED BASES.
3. ALL JOINTS, LIFT HOLES, INLETS, OUTLETS TO BE SEALED & GROUTED INSIDE AND OUT.

TYPICAL MANHOLE SECTION SHOWING BRANCH TIE-IN

N.T.S
FIG. S-1-A

TD-25





TD-32

SHIMP ENGINEERING PC
LAND PLANNING · PROJECT MANAGEMENT
912 E. HIGH ST. 434.227.5140
CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM

COMMONWEALTH OF VIRGINIA
JUSTIN E. SHIMP
No. 045183
PROFESSIONAL ENGINEER
FOR REVIEW

PRELIMINARY SUBDIVISION PLAT

AVON INDUSTRIAL PARK

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2019.09.23
REVISION:

FILE NO.
19.022

WATER & SEWER DETAILS

SHEET C4 of C4

C4

ATTACHMENT B – STAFF ANALYSIS

STAFF PERSON: **Mariah Gleason**
BOARD OF SUPERVISORS: **January 28, 2020**

Staff analysis of this special exception request to except the "requirement for curb and gutter" was conducted pursuant to the evaluation criteria contained in County Code §14-410:

CHAPTER 14 SUBDIVISION OF LAND
ARTICLE IV. ON-SITE IMPROVEMENTS AND DESIGN
DIVISION 2. STREETS AND ALLEYS
14-410 STANDARDS FOR ALL STREETS AND ALLEYS

I. *Variation of or exception to requirement for curb or curb and gutter.* The requirement for curb or curb and gutter may be varied or excepted by the commission as provided in section 14-203.1. A request for a variation or exception may be made prior to or with submittal of a preliminary plat or with an application to rezone the land, as follows:

2. *Consideration*. In reviewing a request for a variation or exception under section 14-203.1 to allow a rural cross-section (no curb and no curb and gutter) instead, the commission shall consider:
   i. the number of lots in the subdivision and the types of lots to be served;
   ii. the length of the street;
   iii. whether the proposed street(s) or street extension connects into an existing system of streets constructed to a rural cross-section;
   iv. the proximity of the subdivision and the street to the boundaries of the development and rural areas;
   v. whether the street terminates in the neighborhood or at the edge of the development area or is otherwise expected to provide interconnections to abutting lands;
   vi. whether a rural cross-section in the development areas furthers the goals of the comprehensive plan, with particular emphasis on the neighborhood model and the applicable neighborhood master plan;
   vii. whether the use of a rural cross-section would enable a different principle of the neighborhood model to be more fully implemented; and
   viii. whether the proposed density of the subdivision is consistent with the density recommended in the land use plan section of the comprehensive plan.

Staff Analysis:
Ordinance language is presented in ***bold italics*** followed by staff comment.

Evaluation criteria per County Code §14-410(I)(2):	
(i)	***the number of lots in the subdivision and the types of lots to be served*** If the subdivision application is approved, the proposed private street will serve nine (9) parcels. All of the parcels will be zoned Light Industry. There is already an existing travelway located on the subject property. Its development was approved in 2005 by the final site plan for SDP200400057 Snows Rental Units. Staff did not find evidence that there have been any complaints related to the lack of curb and gutter facilities on the travelway currently.
(ii)	***the length of the street*** The length of the existing travelway located on the subject property is approximately 620 feet in length, as measured using the plat submitted by the applicant. An additional portion of the travelway lies on an abutting property, T.M.P. 90-35Y owned by Snows Inc, and connects to Avon St Ext.

(iii)	***whether the proposed street(s) or street extension connects into an existing system of streets constructed to a rural cross-section*** The existing travelway is located within the development area and connects to Avon St Ext, which is not constructed to a rural cross-section.
(iv)	***the proximity of the subdivision and the street to the boundaries of the development and rural areas*** The existing travelway lies within the development area, about 900ft from the edge of the rural area. The travelway's location being internal to the existing parcel and unconnected to other streets, it is not expected that this street will connect to other additional streets, in the development or rural areas, in the future.
(v)	***whether the street terminates in the neighborhood or at the edge of the development area or is otherwise expected to provide interconnections to abutting lands*** The existing travelway terminates within the subject property. It is not envisioned to connect to any existing or future street on abutting properties.
(vi)	***whether a rural cross-section in the development areas furthers the goals of the comprehensive plan, with particular emphasis on the neighborhood model and the applicable neighborhood master plan*** The comprehensive plan envisions this area as having Industrial land uses. The lack of curb and gutter onsite supports the activities of industrial land uses on the subject property. Addition of a curb and gutter may cause unnecessary fill and waste, disrupted business operations, and require a new drainage plan and system.
(vii)	***whether the use of a rural cross-section would enable a different principle of the neighborhood model to be more fully implemented*** The neighborhood model principles are meant to create more livable urban neighborhoods and areas. Based on the location of the existing travelway and the industrial-focused uses and activities on the subject property, it is not expected that a rural cross-section in this location would either contribute to or detract from implementation of the neighborhood model.
(viii)	***whether the proposed density of the subdivision is consistent with the density recommended in the land use plan section of the comprehensive plan*** This is an existing development. No new buildings are proposed. Therefore, the density will not change with the approval of this subdivision application. The existing development on the subject property was evaluated and approved by the approval of special use permit SP200400028 Snow's Rental Units in October 2004.

Staff Recommendation:

With regards to the findings contained herein, inclusive of the factors to be considered per County Code Section §14-410(I)(2) **staff recommends approval** of this special exception request.

F

COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, Room 227
Charlottesville, Virginia 22902-4596
Phone (434) 296-5823 Fax (434) 972-4126

October 21, 2004

Duane and Rowena Snow
905 West Leigh Dr.
Charlottesville, VA 22901

RE: SP-2004-00028 Snow's Rental Units (Sign #69); Tax Map 90, Parcel 35.

Dear Mr. and Mrs. Snow:

On October 6, 2004, the Albemarle County Board of Supervisors took action on SP 2004-00028 to allow the establishment of contractor's outdoor storage on Tax Map 90, Parcel 35 in the Scottsville Magisterial zoning district. This special use permit was approved by a vote of 6:0 based on the following conditions recommended by the Planning Commission:

1. The site shall be developed in general accord with the plans entitled "Snows Storage Yard" revision date of 7/23/04 by David Wyant, P.E.;
2. The height of stored items shall be limited to eight (8) feet in the front row of storage areas (the row closest to Avon Street) and in the southernmost storage area in the back row as delineated on the plan;
3. Eight (8) foot high solid wood fencing of a design that meets Architectural Review Board (ARB) approval shall be used as delineated on the plan for the north and south perimeters of the front row of storage yards, the portions of fencing that connect storage yards in the front row, and the southern side of the southernmost storage yard in the back row;
4. Chain link fence shall not be visible from the Entrance Corridor (EC). Chain link fence may only be used following ARB confirmation that such fencing will not be visible from the EC;
5. The landscape plan shall be subject to ARB review and approval; and
6. The ARB shall issue a Certificate of Appropriateness prior to final site plan approval.

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

- **compliance with conditions of the SPECIAL PERMIT;**
- **approval of and compliance with a SITE PLAN; and**
- **approval of a ZONING COMPLIANCE CLEARANCE.**

In the event that the use, structure or activity for which this special use permit is issued is not commenced within twenty-four (24) months from the date of Board approval, it shall be deemed abandoned and the permit terminated. The term "commenced" means "construction of any structure necessary to the use of the permit."

If you have questions or comments regarding the above-noted action, please do not hesitate to contact Keith Lancaster at 296-5832.

Sincerely,

V. Wayne Cilimberg
Director of Planning

Cc: Amelia McCulley
Bill Fritz
Tex Weaver
Chuck Proctor
Keith Lancaster

General Construction Notes

1. The site is not near a watercourse or within a reservoir watershed.
2. The site is not within 100-year flood plain limits.
3. Meets and bounds taken from surveys by Huffman and Associates, Inc. and Thomas B. Lincoln Land Surveyor Inc. Elevations are based on survey by Thomas B. Lincoln Land Surveyor Inc. and USGS Datum. Benchmark is R.R. spike in power pole #33-14, elevation.
4. The location of existing utilities across the line of 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 before commencing work. He agrees to be fully responsible for any and all damages that might be occasioned by his failure to exactly locate and preserve any and all underground utilities.
5. The contractor shall be responsible for notifying "Miss Utility" (1-800-552-7001).
6. The acronym VDOT refers to the Virginia Department of Transportation.
7. All materials and construction methods shall conform to current VDOT Road and Bridge Specifications and Standards.
8. 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.
9. All slopes and disturbed areas are to be fertilized, seeded and mulched. Maximum allowable fill or cut slope is 2:1. Where reasonably obtained, lesser slopes of 4:1 or better are to be achieved.
10. Paved or rip-rap lined ditch may be required to stabilized a drainage channel when, in the opinion of the Director of Engineering or his designee, it is deemed necessary.
11. All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices, latest edition.
12. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).
13. Roadway Design: Rt. 742 8" #21A, 3" BM-25.0, 1.5" SM-9.5A
Travelways Surface Treatment: Prime and Double Seal
14. Runoff Control: Provided by detention basin and biofilter.
15. Erosion Control: As shown on E & S Plan.
16. Water: Albemarle County Service Authority; supply line on adjacent parcel 35Y; one meter will be installed for all the offices.
17. Sewer: Albemarle County Service Authority; manhole on parcel 35X
18. Refuse: Trash handling is the responsibility of each tenant. All trash containers will be enclosed in the fenced in areas.
19. Zoning: LI for parcels 90-35, 35Y, 35V, and 35A-1 and R-1 for parcel 90- 28
20. All signs will require separate permits under 4.15 of the zoning ordinance.
21. The area with the slope greater than 25% is presently covered with vegetation and is not to be disturbed. A rip-rap ditch is proposed at the toe of the slope.
22. 450 ft. of sight distance is available at the proposed entrance on parcel 35Y. Parcels 35 and 35Y will share a common entrance. Existing entrances on both parcels 35 and 35Y will be closed.
23. This parcel will generate more than 350 vehicle trips per week.
24. Outdoor Lighting: Lighting on each building should not glare on adjacent parcels or the roadways (see light detail). Two exterior lights are proposed for each unit in the rear of the parcel; one light beside the entrance door and one light in the center of the back wall. One exterior light is proposed on the back wall of the buildings along the front of the parcel. No luminaire at this site will emit greater than 3,000 initial lumens and all luminaires will be cutoff.
The spillover of lighting from parking area luminaries onto public roads and property in residential or rural areas zoning districts shall not exceed one-half (1/2) foot candle.
25. Approval is subject to the issuance of a Certificate of Appropriateness from the ARB.
26. No off-site areas will be disturbed.
27. A 12-foot, full width lane will be added in front of parcel 35.
28. Prior to any construction within any public right-of-way, including connection to any existing roads, a permit shall be obtained from the Virginia Department of Transportation. This plan as drawn may not accurately reflect the requirements; therefore the permit shall govern.
29. It shall be the contractor's responsibility to check all dimensions, site conditions, final grading, and field layout on the project and report all inconsistencies to the engineer, architect, surveyor, and owner.
30. All service utilities shall be placed underground.
31. All construction and materials shall comply with the state building code in effect at the time of construction.
32. All water and sewer appurtenances are to be located outside of roadside ditches.
33. Valves on deadend lines shall be rodded to provide adequate restraint for the valve during a future extension of the line.
34. No grading is proposed at the site except to prepare each building location and in the placement of the utility lines. Most of the grading is the removal of existing stockpiles on the parcel. No grading or other earth disturbing activity (including trenching or tunneling), except as necessary for the construction of tree wells or tree walls, shall occur within the drip line of any trees or wooded areas nor intrude upon any other existing features designated in the certificate of appropriateness for preservation.
35. No. of fixtures per unit:
1 Basin (Total = 16)
1 Toilet (Total = 16)
1 Water Fountain (Total = 16)
36. No variance is being requested but a special use permit is being applied for with the County.
37. No signs will be displayed on the exterior of the buildings. Each building and lot will be numbered and have the number posted at the entrance to each unit. Two freestanding sign meeting County and ARB requirements will be displayed. One sign at the entrance to parcel 35 with the park's name.

Sign Ht. = 12 ft. (Max.)
Size of Sign = 32 s.f. (Max.)
Size of Sign and Supports = 2.5 x 32 s.f. = 80 s.f.
38. All pervious areas of the site shall be permanently protected from soil erosion with grass or other ground cover or mulch material.
39. No construction activity including grading or clearing of vegetation shall occur closer than 30 ft. to any residential or rural areas district. Screening shall be provided as required in section 32. 7. 9.
40. All buildings will be constructed with non-combustible materials.

Site Development Data

SITE DATA: Tax Map 90 Parcel 35
Deed Book: 702 page 792

SETBACKS:
10 ft. (parking) – Front; 30 ft. adjacent to R-1 (Parcel 90-28) and public ROW
50 ft. (buildings) – Front; 50 ft. adjacent to R-1 (Parcel 90-28) and public ROW

LOCATION:
State Route 742
1885 Avon Street Extended
Scottsville Magisterial District
Albemarle County, Virginia

OWNER and DEVELOPER:
Duane Snow
905 Leigh Way
Charlottesville, Va. 22901

EXISTING CONDITIONS:
Woody, small undergrowth and small stockpiles.

PROPOSED DEVELOPMENT and USE:
Office buildings and storage yards.

MAX. HT. OF BUILDINGS:
20ft.

ZONING:
LI and EC

AREA:
8.167 acres (355,755 s.f.)

LAND USE:	EXISTING	PROPOSED
Buildings	0 s.f.	25,200 s.f. (7%)
Crushed Stone Areas	0 s.f.	62,259 s.f. (18%)
Impervious Travelways	0 s.f.	31,953 s.f. (9%)
Open	355,755 s.f. (100%)	236,343 s.f. (66%)
Total Site Area	355,755 s.f. (8.167 ac.)	355,755 s.f. (8.167 ac.)

94,212 s.f. (2.16 ac.)

Total Parking and Vechicular Circulation Area

Area Being Developed: 194,250 s.f. (4.46 acres) 25,200 s.f.

Land Coverage Ratio
(less than 0.5 x Lot Area = 177,878 s.f.) 25,200 s.f.

Floor Area Ratio
(less than 0.7 x Land Area = 249,029 s.f.)

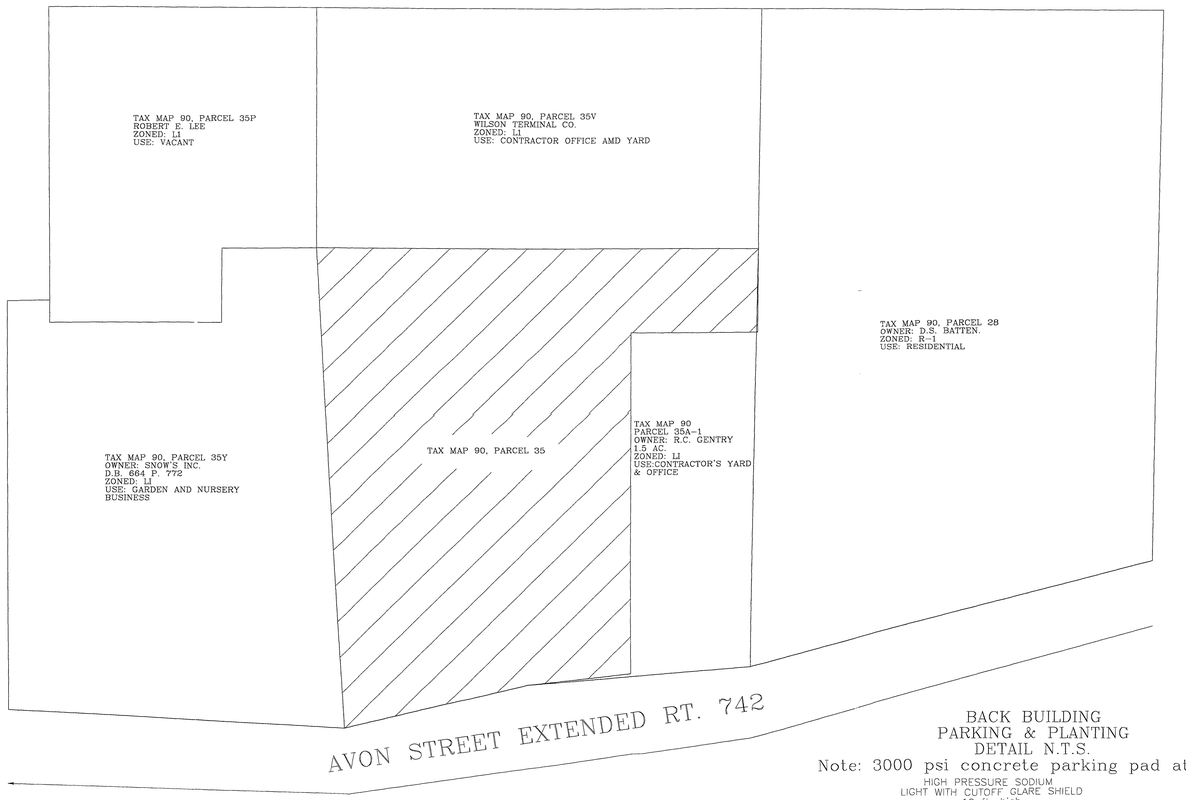
Canopy Cover
Required: 10% of total site (10%)(355,755 S.F.) = 35,575 S.F.
Provided: 53,824 s.f. of canopy (see below)

Interior Parking Landscape
1 large or medium shade tree per 10 parking spaces = 80 parking spaces = 8 trees
Required: (5%) (94,212 S.F.) = 4,711 S.F.
Provided: 10,340 S.F. (see below)

Maximum number of employees: 6 per rental unit
Average one employee per site during daytime hours; others off site working

Parking:
Required: 2 spaces for employees & 2 spaces for facility vehicles on site
1 employee and one facility vehicle on site during daytime hours
Provided: 5 spaces per unit includes 1 handicap space per unit
Total provided = 64 spaces plus 16 handicap spaces
One handicap space per unit will be provided and will be constructed of 3,000 psi concrete at grade.

INTERIOR LANDSCAPING (32.7.9.7(B))	CANOPY / TREE	TOTAL
7 CHINESE ZELKOVA	490 S.F.	3,430 S.F.
80 BURFORD HOLLY		
9 WHITE PINE	50 S.F.	450 S.F.
210 JUNIPERS		
17 WILLOW OAK	380 S.F.	6,460 S.F.
		10,340 S.F.



CONSERVATION PLAN CHECKLIST
(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 drip line of trees to be save.);
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 of 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.

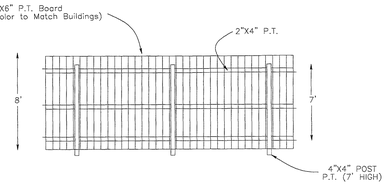
Duane Snow 3-20-05
OWNER SIGNATURE (DATE)

CONTRACT PURCHASER SIGNATURE (DATE)

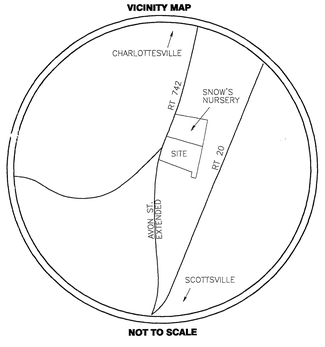
LANDSCAPING

Symbol	No.	Common Name	Botanical Name	Size	Canopy s.f./tree	Total s.f.
J	59	Sargent Juniper	Juniperus chinensis 'Sargent'	12-15"		
	127	Gold Coast Junipers	Juniperus chinensis " Gold Coast"	18-24"		
BH	80	Dwarf Burford Holly	Ilex Cornuta 'nana' "Burfordii"	24" min.		
AR	7	Red Maple	Acer rubrum	3 1/2" caliper	286	2002
CM	4	Crepe Myrtle	Lagerstroemia indica 'natches'	8 - 10'	471	1884
WO	17	Willow Oak	Quercus phellos	3 ½" caliper	380	6460
WD	2	White Dogwood	Cornus florida	5-6'	155	310
WP	9	White Pine	Pinus strobus	8 - 10'	119	1071
LC	14	Leyland Cypress	x Cupressocyparis leylandii	10 - 12'	47	658
FC	7	Flowering Cherry	Prunus serrulata kwanzan	6 - 8'	240	1680
WM	59	Wax Myrtle	Myrica cerifera	3-4'	471	28,731
OP	2	Ornamental Pear "chanticleer"	Pyrus calleryana "chanticleer"	8 - 10'	191	382
NS	32	Nellie Stevens Holly	Ilex x "Nellie R. Stevens"	4 – 5'	44	1408
BB	6	Red Pygmy Barberry		18-24"	68	2448
	72	Inkberry		18-24"		
KC	14	Kwanzan Cherry	Prunus serrulated "kwanzan"	2 1/2 " caliper	240	3360
PV	8	Prague Viburnum		18-24"		
RD	7	PJM Rhododendron		18-24"		
	3	Morning Light 'Grass'		3 gal.		
ZS	7	Chinese Zelkova		2 1/2 " caliper	490	3,430
						53,824 s.f.

FENCE DETAIL N.T.S.



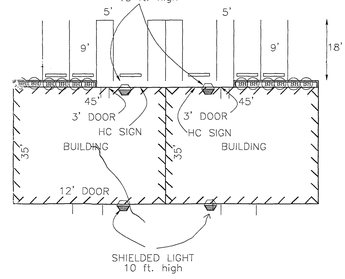
VICINITY MAP



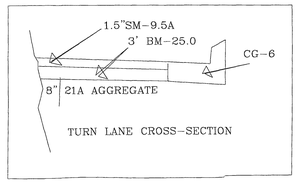
NOT TO SCALE

BACK BUILDING PARKING & PLANTING DETAIL N.T.S.

Note: 3000 psi concrete parking pad at grade



TURN LANE DETAIL N.T.S.



LITHONIA LIGHTING

Catalog Number
Notes
Type

FEATURES & SPECIFICATIONS

INTENDED USE
For entrances, stairwells, corridors and other pedestrian areas.

CONSTRUCTION
Rear housing is rugged, corrosion-resistant, die-cast aluminum. Front cover is one-piece UV-resistant injection molded polycarbonate, internally gasket. Captive external hardward is specially treated for corrosion resistance and includes slotted hex-head and tamperproof fasteners.

FINISH
Dark Bronze (DDB) corrosion resistant polyester powder.

OPTICAL SYSTEM
One-piece die-formed reflector is diffused aluminum. Refractor is clear UV stabilized polycarbonate, providing **IES cutoff** distribution and maximum lateral light output. Front cover is sealed and gasketed to inhibit the entrance of outside contaminants.

ELECTRICAL SYSTEM
Ballast is reactor normal power factor, copper wound. HPS ballasts are 100% factory tested and UL listed. Components are heat-sinked directly to the cast housing for maximum heat dissipation (For 50 hertz availability, consult factory.)
Porcelain, horizontally oriented medium-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 660W, 600V and 4kV pulse rating.
Medium-base lamp included with fixture.

INSTALLATION
Mount to any vertical surface or to a 4" round square outlet box. Back access through gasketed slot. Top wiring access through 1/2" threaded conduit entry. (Through-wiring requires use of a conduit bar). Photocells are field-installable.

LISTING
UL listed for wet locations. IP65 listed. Listed and labeled to comply with Canadian and Mexican Standards (see options).

Cutoff Mini-WallPaks

TWAC

HIGH PRESSURE SODIUM
35W, 50W, 70W, 100W



Dark Sky Friendly

Specifications	
Height:	10" (25.4cm)
Width:	11-1/2" (29.2cm)
Depth:	8-15/16" (22.7cm)
Weight:	10 lbs. (4.5kg)

ORDERING INFORMATION
Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog numbers (shipped separately).

Example: **TWAC 35S 120 LP1**

Series	Wattage/ lamp	Voltage
TWAC	35S[1]	120
	50S[1]	208[2]
	70S	240[2]
	70S	277
	100S	347
		TB[3]

Options	
Shipped installed in fixture	
SF	Single fuse (120, 277, 347V)[4]
DF	Double fuse (208, 240V)[4]
XHP	High power factor ballast
EC	Emergency circuit[5]
DC12	Emergency circuit 12 volt (35W lamp included) std.[6]
DC2012	Emergency circuit 12 volt (50W lamp included)[6]
2DC12	Emergency circuit 12 volt (2 35W lamps included) std.[6]
2DC2012	Emergency circuit 12 volt (2 35W lamps included)[6]
QRS	Quartz restrike system[6,7]
CR	Enhanced corrosion-resistance
CBT	Non-stick protective coating[8]
CSA	Listed and labeled to comply with Canadian Standards
NOM	Listed and labeled to comply with
PE	Photocell
LLP	Less lamp
LP1	Lamp included as standard

Architectural Colors (optional)	
DNA	Natural aluminum
DBL	Black
DMB	Medium bronze
DWH	White
DSS	Sandstone

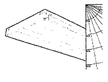
Accessories	
Order as separate catalog number	
RK1 PCB1	Photocell kit (120V only)
RK1 PCS1 CSA	Photocell kit (120V only)
RK1 PCB2	Photocell kit (208, 240 or 277V)
RK1 PCS2 CSA	Photocell kit (347V)
TWAWG	Wireguard

NOTES:
1 120V only.
2 120 or 277V only.
3 Consult factory for availability in Canada.
4 Optional multi-tap ballast (120,208,240,277V) in Canada (120,277,347V), ships as 120/347.
5 Not available with multi-tap ballast.
6 Lamp not included.
7 Quartz lamp wattage not to exceed ballast wattage rating.
8 Not available with QRS, EC or NOM.
9 clock finish on housing only.

LITHONIA LIGHTING
An Acuity Brands Company

HOME | COMPANY | PRODUCTS | RESOURCES | SALES INFO | TRAINING | LIGHT*LINK | CONTACT

LITHONIA PHOTOMETRICS



QUICK PRODUCT SEARCH STEP 1 OF 4
Select Product Types

PHOTOMETRIC DATA FILE VIEWER

Following the the basic photometric performance for the product you selected. For a package such as Visual.

TEST:	LTL8358
MANUFAC:	LITHONIA LIGHTING
LUMCAT:	TWAC 35S
LUMINAIRE:	SPECIFICATION BUILDING MOUNTED LUMINAIRE, 35W
LAMPCAT:	LU35/MED
LAMP:	ONE 35-WATT CLEAR ED-17 HIGH PRESSURE SODIUM
_PRODUCTGROUP:	OUTDOOR
_INFOLINK:	www.lithonia.com/visual/ies/ies.asp?vfile=
Number Lamps:	1
Lumens Per Lamp:	2250
Photometric Type:	Type C
Luminous Width:	0.86 ft
Luminous Length:	0.44 ft
Luminous Height:	0.12 ft
Ballast Factor:	1
Input Watts:	55
Efficiency (Total):	44.5 %
Efficiency (Up):	0.1 %
Efficiency (Down):	44.4 %

FIRE OFFICE	COMMUNITY DEV. DEPT.	ALBEMARLE CO. SERVICE AUTH.	VA DEPT. TRANSP.	HEALTH DEPT.	Building official
5/13/05	5/13/05	5/10/05			5/13/05

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DWE
4686 GARTH ROAD
CROZET, VIRGINIA 22932
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SITE PLAN

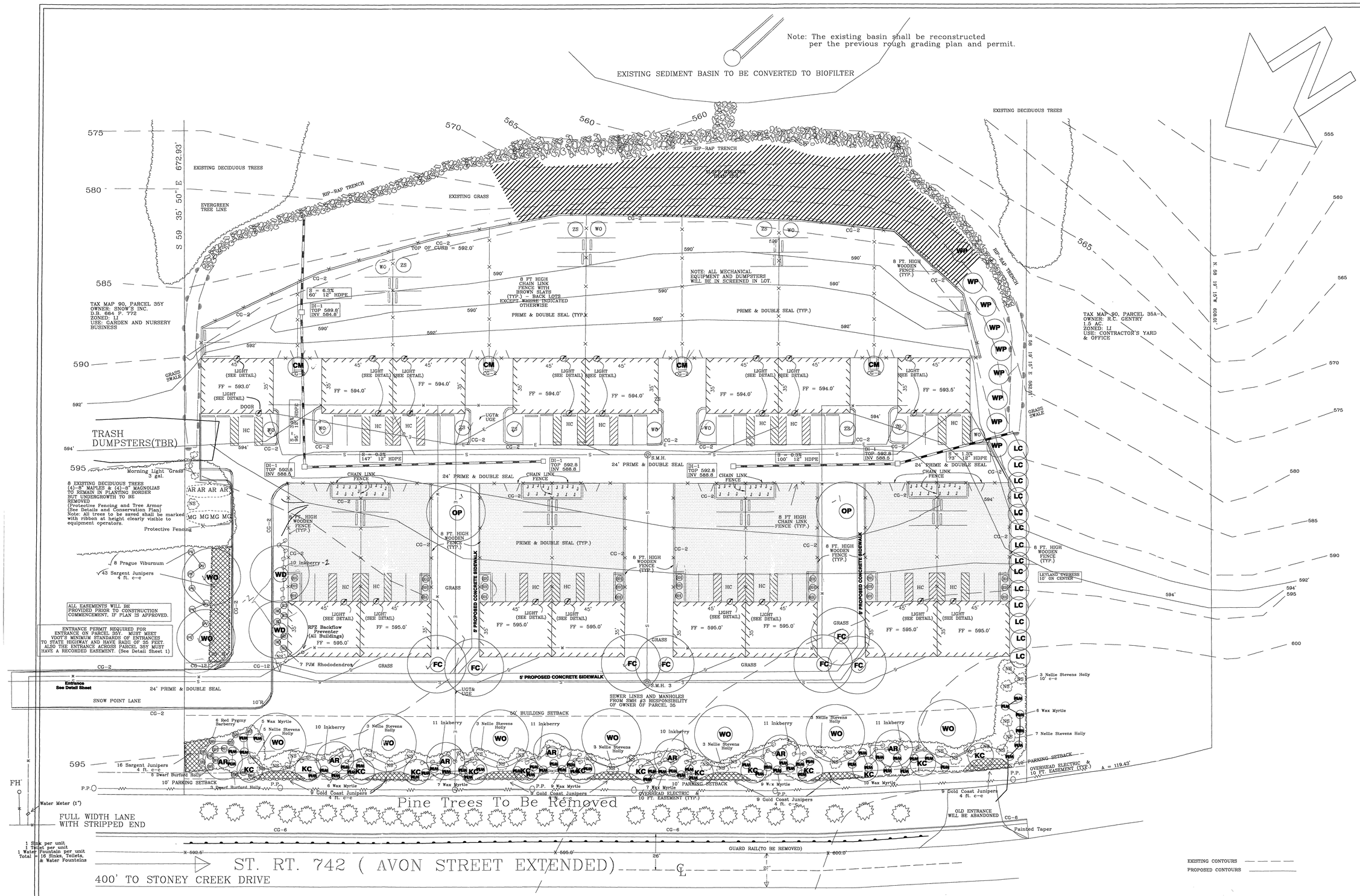
SNOW'S STORAGE YARD

SITE PLAN
TAX MAP 90 PARCEL 35 ZONED: LI
SCOTTSVILLE MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

OWNER AND DEVELOPER, DUANE SNOW
ENGINEER DAVE WYANT P.E. 4686 GARTH RD. CROZET

SHEET– 1 of 7
SCALE 1" = 20'

04/21/05
REVISIONS
DW 02/28/05
DW 04/11/05



SIGHT DISTANCE TO THE NORTH IS GRATER THAN 1000 FT. SIGHT DISTANCE TO THE SOUTH IS GREATER THAN 600 FEET.

NOTE:
1. ALL BUILDINGS COVERED WITH LIGHT GRAY SIDING.
2. LIGHT ON SIDE OF ENTRANCE DOOR OF BACK BUILDINGS.
3. ALL FENCES VISIBLE FROM AVON STREET SHALL BE 8' HIGH WOOD FENCE.
4. ALL MECHANICAL EQUIPMENT & DUMPSTERS WILL BE IN SCREENED LOTS.
5. NO STORED ITEMS GREATER THAN 8' IN HEIGHT WILL BE ALLOWED IN THE FRONT 8 LOTS OR THE SOUTHERNMOST LOT IN THE BACK ROW.
6. 2 INCH DEPRESSION AROUND ALL DRAINAGE DROP INLETS.

FIRE OFFICE	COMMUNITY DEV. DEPT.	ALBEMARLE CO. SERVICE AUTH.	VIRGINIA DEPT TRANSPORTATION	HEALTH DEPT.	

DAVID WYANT P.E.
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4586 GARTH ROAD
CROZET, VIRGINIA 22932
434-825-2915

SITE PLAN

SNOW'S STORAGE YARD

SITE PLAN
TAX MAP 90 PARCEL 35 ZONED: LI
1885 AVON STREET EXTENDED
SCOTTSVILLE MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

OWNER AND DEVELOPER, DUANE SNOW
905 LEIGH WAY CHARLOTTESVILLE, VA. 22901
ENGINEER: DAVE WYANT P.E. 4586 GARTH RD. CROZET, VA 22932

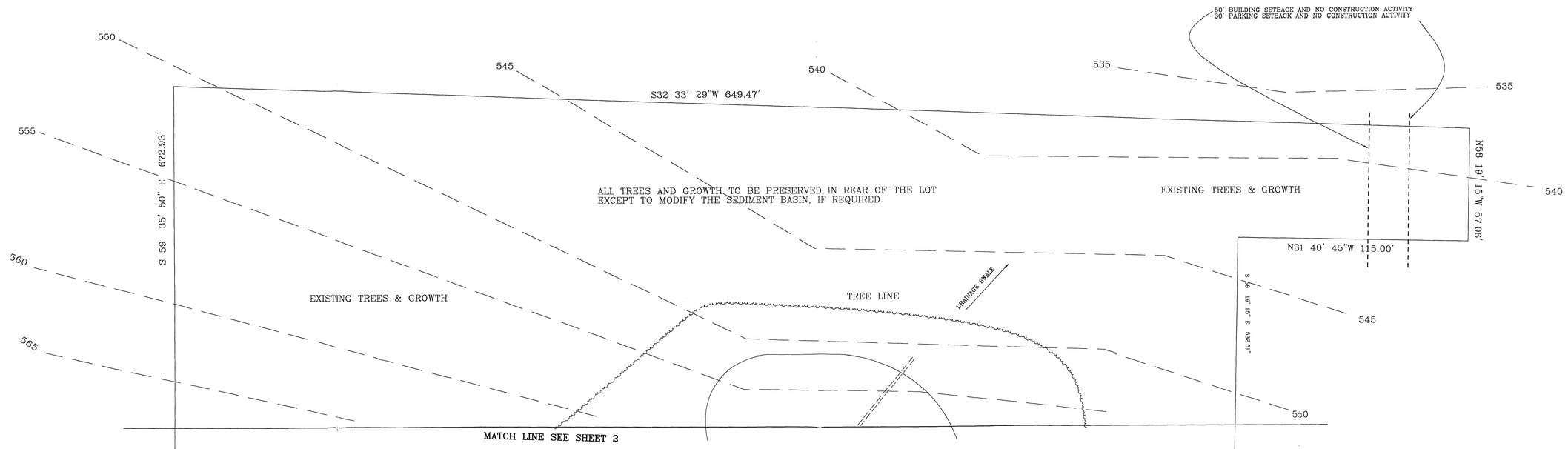
SHEET- 2 -OF-7
SCALE 1" = 20'

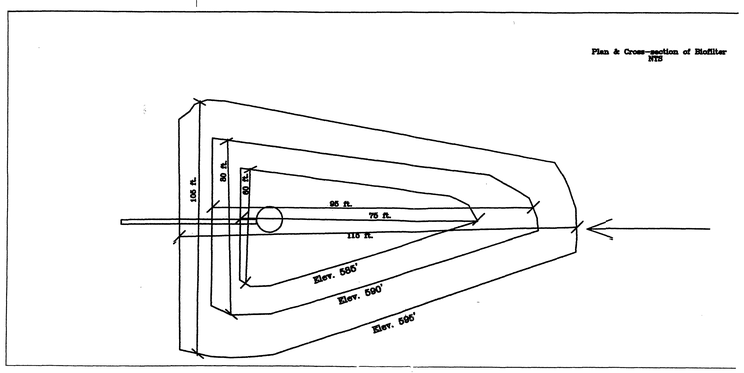
04/21/05
REVISIONS
D.W. 02/28/05
D.W. 04/11/05
D.W.
D.W.

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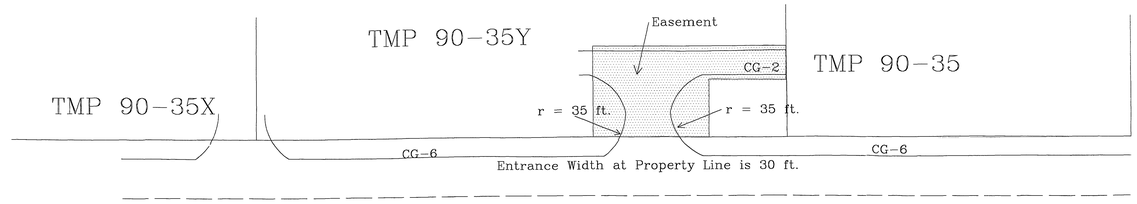
DAVID W. WYANT, P.E.
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2486 GARTH ROAD
CROZET, VIRGINIA 22932
434-823-2815

SITE PLAN

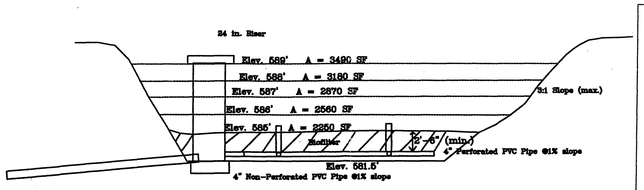


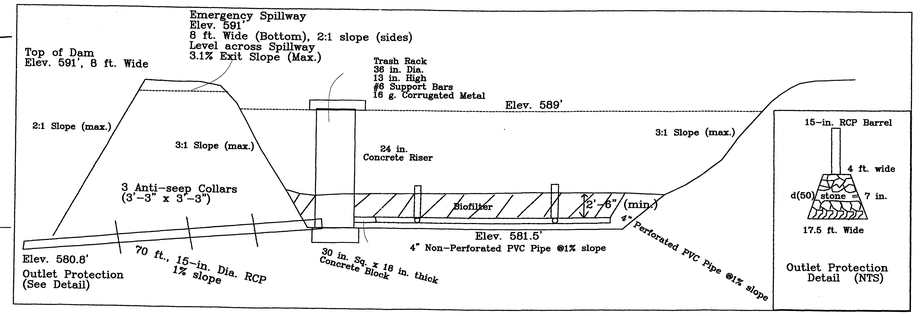


ENTRANCE DETAIL (NTS)



Note: 1. CG-6 to property line in entrance , then switch to CG-2.
Use CG-2 to define radii of entrance and roadway to TMP 90-35.
2. Owner of TMP 90-35 will continue full lane and CG-6 to
connect to full lane being installed by owner of TMP 90-35X.
in front of TMP 90-35Y.





FIRE OFFICE	COMMUNITY DEV. DEPT.	ALBEMARLE CO. SERVICE AUTH.	VIRGINIA DEPT. TRANSPORTATION	HEALTH DEPT.	

SNOW'S STORAGE YARD

SITE PLAN

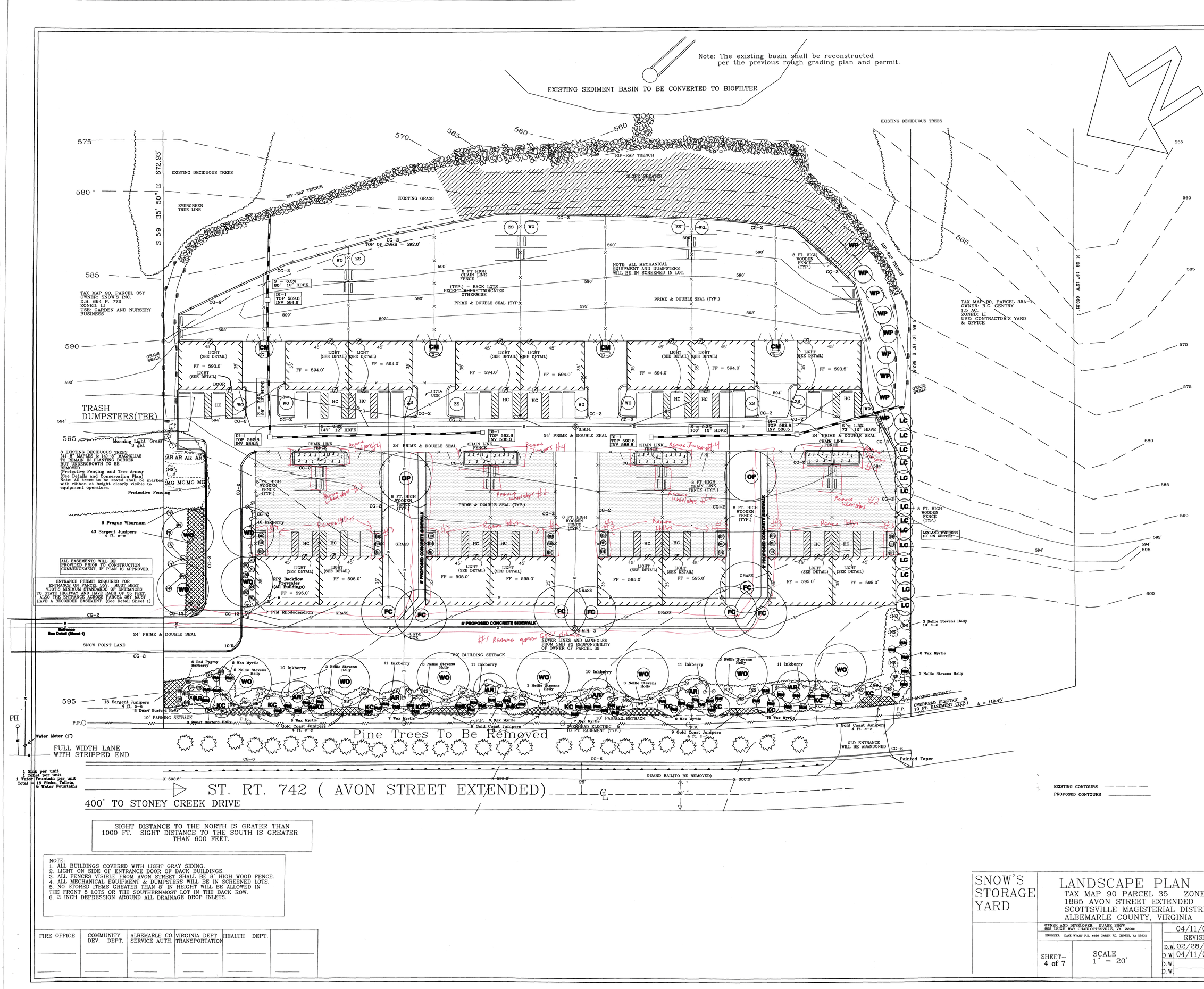
TAX MAP 90 PARCEL 35 ZONED: LI
1885 AVON STREET EXTENDED
SCOTTSVILLE MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

OWNER AND DEVELOPER: DUANE SNOW
903 LEIGH WAY CHARLOTTESVILLE, VA. 22901
ENGINEER: DAVE WYANT P.E. 4486 GARTH RD. CROZET, VA 22932

02-28-05
REVISIONS

SHEET- 3 of 7

SCALE 1" = 20'



SIGHT DISTANCE TO THE NORTH IS GRATER THAN 1000 FT. SIGHT DISTANCE TO THE SOUTH IS GREATER THAN 600 FEET.

NOTE:
1. ALL BUILDINGS COVERED WITH LIGHT GRAY SIDING.
2. LIGHT ON SIDE OF ENTRANCE DOOR OF BACK BUILDINGS.
3. ALL FENCES VISIBLE FROM AVON STREET SHALL BE 8' HIGH WOOD FENCE.
4. ALL MECHANICAL EQUIPMENT & DUMPSTERS WILL BE IN SCREENED LOTS.
5. NO STORED ITEMS GREATER THAN 8' IN HEIGHT WILL BE ALLOWED IN THE FRONT 8 LOTS OR THE SOUTHERNMOST LOT IN THE BACK ROW.
6. 2 INCH DEPRESSION AROUND ALL DRAINAGE DROP INLETS.

FIRE OFFICE	COMMUNITY DEV. DEPT.	ALBEMARLE CO. SERVICE AUTH.	VIRGINIA DEPT. TRANSPORTATION	HEALTH DEPT.	

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434-823-2815

LANDSCAPE PLAN

SNOW'S STORAGE YARD

LANDSCAPE PLAN
TAX MAP 90 PARCEL 35 ZONED: LI
1885 AVON STREET EXTENDED
SCOTTSVILLE MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

OWNER AND DEVELOPER: DUANE SNOW
905 LEIGH WAY CHARLOTTESVILLE, VA. 22901
ENGINEER: DAVE WYANT P.E. 4686 GARTH RD. CROZET, VA 22932

SHEET- 4 of 7

SCALE 1" = 20'

04/11/05

REVISIONS

D.W.	02/28/05
D.W.	04/11/05
D.W.	
D.W.	

\TMP\SPXXXXXX

Note: The existing basin shall be reconstructed per the previous rough grading plan and permit.

EXISTING SEDIMENT BASIN TO BE CONVERTED TO BIOFILTER

EXISTING DECIDUOUS TREES

RIP-RAP TRENCH

RIP-RAP OUTLET FROM BASIN

S 59° 35' 50" E 672.93'

EXISTING DECIDUOUS TREES

EVERGREEN TREE LINE

RIP-RAP TRENCH

CG-2 TOP OF CURB = 592.0'

S = 6.3% 60' 12" HDPE

DI-1 TOP 589.8' INV 584.8'

ZS WO

0.5 ft. ca.

CM

LIGHT (SEE DETAIL)

FF = 593.0'

FF = 594.0'

FF = 594.5'

FF = 593.5'

DOOR

HC

GRASS SWALE

UGT& UGE

S = 1.33% 147' 12" HDPE

S.M.H.

DI-1 TOP 592.8 INV 588.8

S = 1.33% 100' 12" HDPE

DI-1 TOP 592.8 INV 588.5

S = 1.33% 73' 12" HDPE

N 59° 19' 14"W 698.01'

S 59° 19' 14" E 682.21'

6 EXISTING DECIDUOUS TREES (4)-8" MAPLES & (4)-8" MAGNOLIAS TO REMAIN IN PLANTING BORDER BUT UNDERGROWTH TO BE REMOVED (Protective Fencing and Tree Armor (See Details and Conservation Plan) Note: All trees to be saved shall be marked with ribbon at height clearly visible to equipment operators.

AR AR AR AR

MG MG MG MG

Protective Fencing

INTERIOR SIGN (LESS THAN 40 WATT SHIELDED LIGHT)

RPZ Backflow Preventer (All Buildings) FF = 595.0'

FF = 595.0'

Water Meter 1 1/2"

25' R

10' R

Entrance See Detail (Sheet 4)

5' PROPOSED CONCRETE SIDEWALK

GRASS

SEWER LINES AND MANHOLES FROM SMH #3 RESPONSIBILITY OF OWNER OF PARCEL 35

50' BUILDING SETBACK

40' PARKING SETBACK

10' PARKING SETBACK

10' VEPCO EASEMENT

OVERHEAD ELECTRIC (TYP.) A = 119.43'

P.P.

ENTRANCE SIGN

DRIVEWAY

Pine Trees To Be Removed

GUARD RAIL(TO BE REMOVED)

CG-2 CG-6 CG-12

FIRE OFFICE	COMMUNITY DEV. DEPT.	ALBEMARLE CO. SERVICE AUTH.	VIRGINIA DEPT TRANSPORTATION	HEALTH DEPT.	

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434-823-2815

PHOTOMETRIC PLAN

\TMP\SPXX\XXX

SNOW'S STORAGE YARD

PHOTOMETRIC PLAN

TAX MAP 90 PARCEL 35 ZONED: LI
1885 AVON STREET EXTENDED
SCOTTSVILLE MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

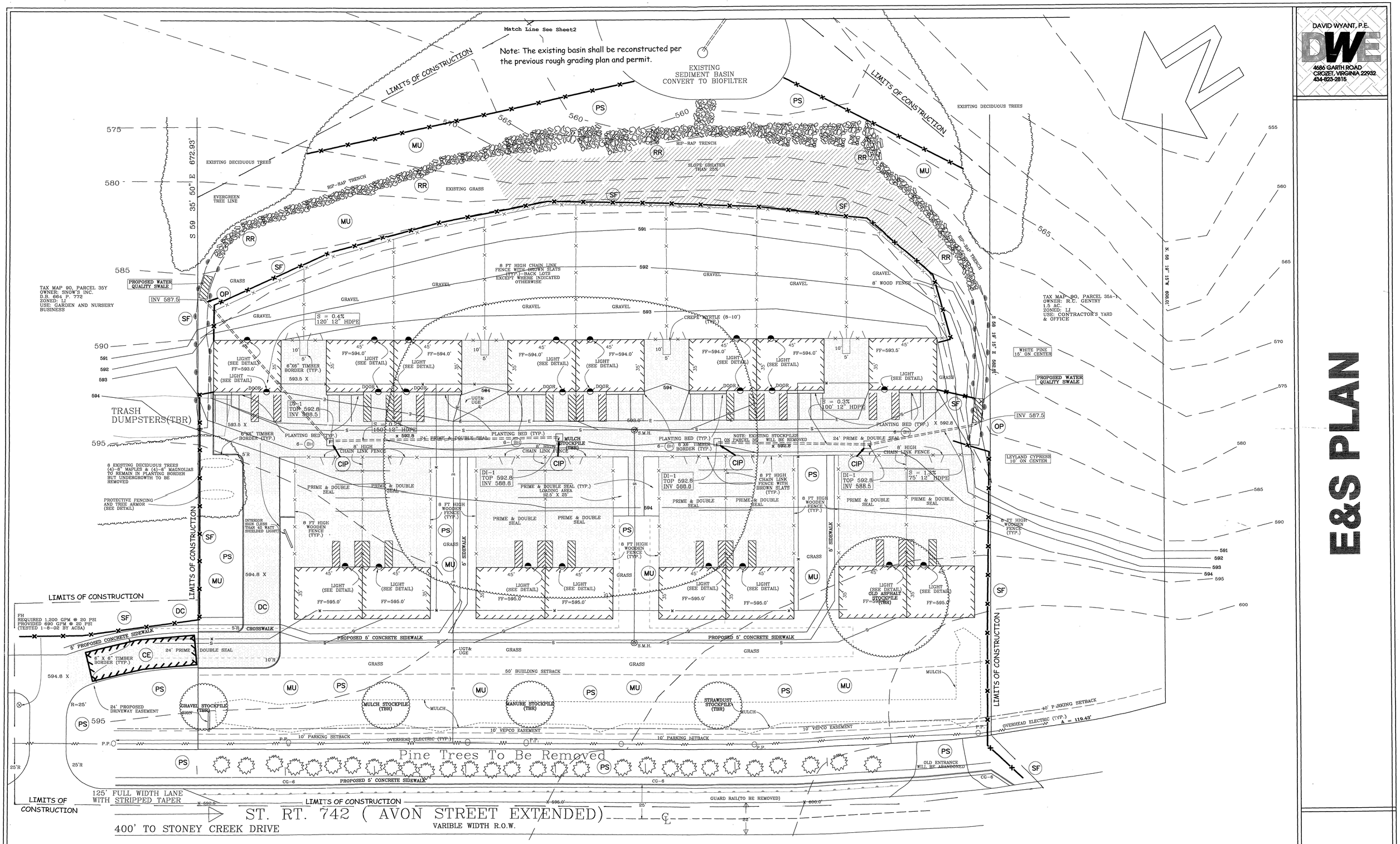
OWNER AND DEVELOPER: DUANE SNOW
905 LEIGH WAY CHARLOTTESVILLE, VA. 22901

ENGINEER: DAVE WYANT P.E. 4686 GARTH RD. CROZET, VA 22932

02/28/05
REVISIONS

SHEET- 5 of 7

SCALE 1" = 20'



NOTE:

1. BUILDINGS SHALL BE CONSTRUCTED FROM NONCONBUSTIBLE MATERIALS.
2. PARTY WALLS SHALL BE CONSTRUCTED FROM (3) THREE HOUR FIRE RATED MATERIAL

NOTE:

1. ALL BUILDINGS COVERED WITH LIGHT GRAY SIDING.
2. LIGHT ON SIDE OF ENTRANCE DOOR TO BACK BUILDINGS.
3. ALL FENCES VISIBLE FROM AVON ST. SHALL BE 8' HIGH WOOD FENCE.
4. ALL MECHANCIAL EQUIPMENT & DUMPSTERS WILL BE IN SCREENED LOTS.
5. NO STORED ITEMS GREATER THAN 8' IN HEIGHT WILL BE ALLOWED IN THE FRONT 8 LOTS OR THE SOUTHERNMOST LOT IN THE BACK ROW.
6. TWO LOADING AREAS PROVIDED AS BY CODE AND FOR USE OF TENANTS IN LOADING AND UNLOADING SUPPLIES , EQUIPMENT ETC.
7. 2 INCH DEPRESSION AROUND ALL DRAINAGE DROP INLETS.

LIMITS OF CONSTRUCTION

CE	CONSTRUCTION ENTRANCE	SF	SILI FENCE
CIP	INLET PROTECTION	MU	MULCH
OP	OUTLET PROTECTION	PS	PERMANENT SEEDING
DC	DUST CONTROL	RR	RIP RAP

FIRE OFFICE	ZONING DEPT.	PLANNING DEPARTMENT	ENGINEERING DEPARTMENT	ALBEMARLE CO. SERVICE AUTH.	VIRGINIA DEPT TRANSPORTATION	HEALTH DEPT.	

DAVID WYANT, P.E.
DWE
4686 GARTH ROAD
CROZET, VIRGINIA 22932
434-823-2815

E&S PLAN

SNOW'S STORAGE YARD

E & S PLAN

TAX MAP 90 PARCEL 35 ZONED: LI
1885 AVON STREET EXTENDED
SCOTTSVILLE MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

OWNER AND DEVELOPER, DUANE SNOW
905 LEIGH WAY CHARLOTTESVILLE, VA. 22901
ENGINEER: DAVE WYANT P.E. 4686 GARTH RD. CROZET, VA 22932

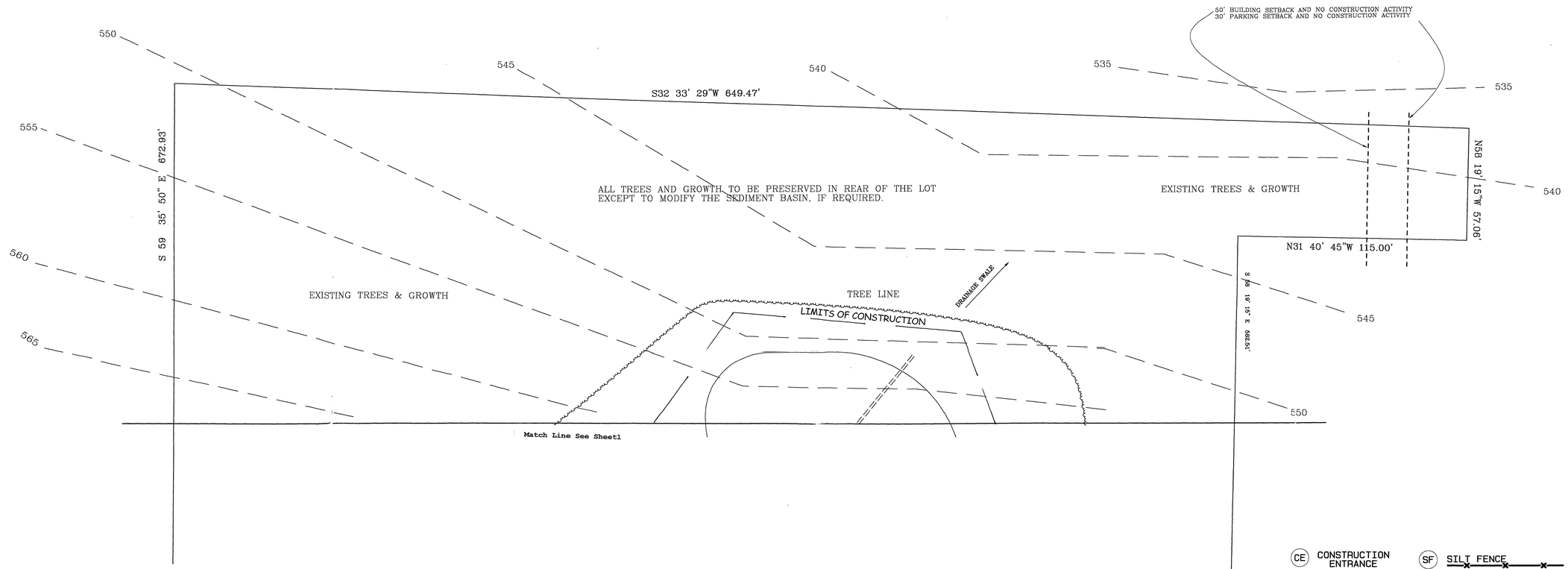
SHEET- 6 of 7

SCALE 1" = 20'

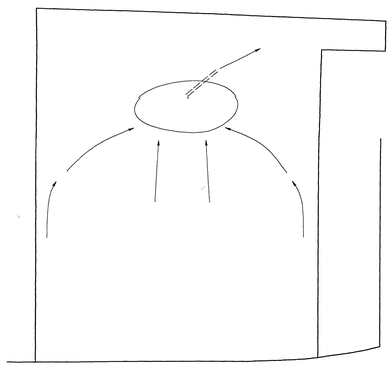
02-05-04

REVISIONS

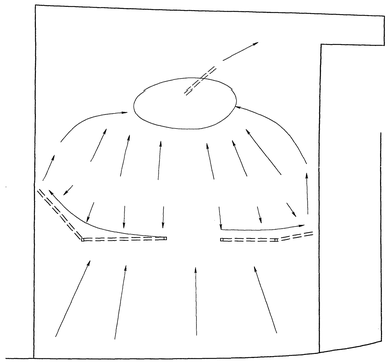
DAVID WYANT, P.E.
DWE
4686 GARTH ROAD
CROZET, VIRGINIA 22932
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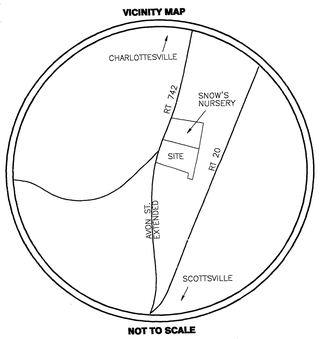


PRE CONSTRUCTION DRAINAGE
NTS



POST CONSTRUCTION DRAINAGE
NTS





CE	CONSTRUCTION ENTRANCE
CIP	INLET PROTECTION
OP	OUTLET PROTECTION
DC	DUST CONTROL
SF	SILT FENCE
MU	MULCH
PS	PERMANENT SEEDING
RR	RIP RAP

FIRE OFFICE	ZONING DEPT.	PLANNING DEPARTMENT	ENGINEERING DEPARTMENT	ALBEMARLE CO. SERVICE AUTH.	VIRGINIA DEPT TRANSPORTATION	HEALTH DEPT.	

SNOW'S STORAGE YARD

E & S PLAN

TAX MAP 90 PARCEL 35 ZONED: LI
1885 AVON STREET EXTENDED
SCOTTSVILLE MAGISTERIAL DISTRICT
ALBEMARLE COUNTY, VIRGINIA

OWNER AND DEVELOPER: DUANE SNOW
905 LEIGH WAY CHARLOTTESVILLE, VA. 22901

ENGINEER: DAVE WYANT P.E. 4686 GARTH RD. CROZET, VA 22932

SHEET- 7 of 7

SCALE 1" = 20'

02-05-04

REVISIONS

E8