

## **Application for a Special Exception Narrative**

### **Sentara Martha Jefferson Hospital – Early Learning Center**

The applicant requests a waiver to the maximum building setback requirements of Section 4.20 of Chapter 18 of the County's Code. Section 4.20 indicates the maximum building setback in a commercial district is 30 feet from the right-of-way. The applicant request no maximum setback be applied to this project.

The proposed building is proposed to be setback between 90'-120' from the right-of-way. This setback is more in line with other buildings within the Peter Jefferson Place development. In addition, a use such as a daycare requires adequate separation between vehicles and play areas for the children. Allowing the parking on the right-of-way side of the building, and thus increasing the buildings setback, allows for the playground to be on the opposite side of the building safely sheltered from the parking lot and roadway.

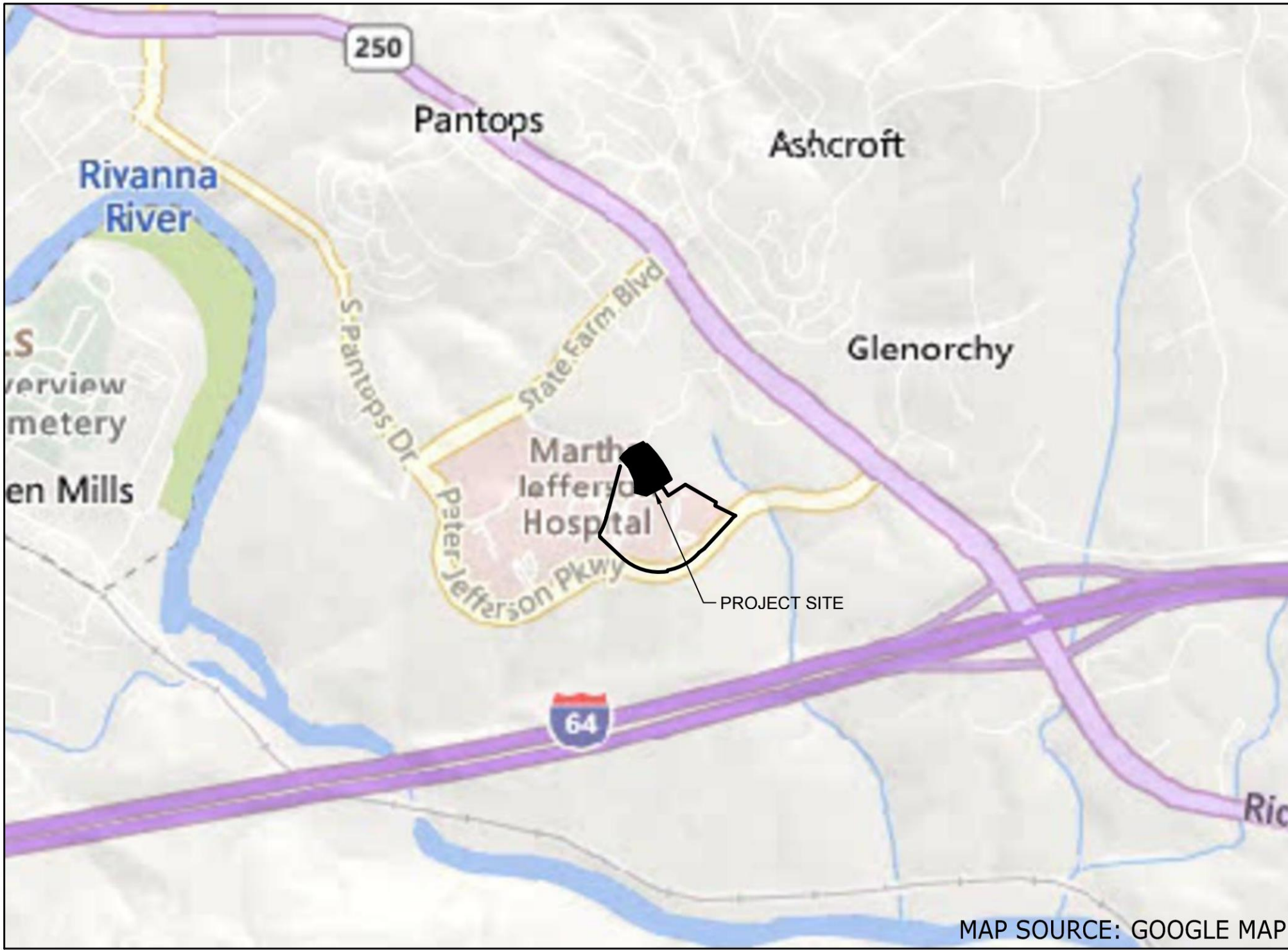


SENTARA MARTHA JEFFERSON HOSPITAL  
EARLY LEARNING CENTER

MAJOR SITE PLAN AMENDMENT  
TO MARTHA JEFFERSON HEALTH SERVICES  
OUTPATIENT CARE CENTER (OCC)

ALBEMARLE COUNTRY, VIRGINIA

9/15/2023



VICINITY MAP

SCALE 1"=1000'

OWNER:

MARTHA JEFFERSON HOSPITAL  
595 MARTHA JEFFERSON DR  
CHARLOTTESVILLE VA 22911  
CONTACT: MICHAEL SPATZ  
TELEPHONE: (434) 654-7038  
EMAIL: MRSPATZ@SENTARA.COM

ENGINEER OF RECORD:

TIMMONS GROUP  
608 PRESTON AVENUE, SUITE 200  
CHARLOTTESVILLE, VA 22903  
CONTACT: CAMPBELL BOLTON, P.E.  
TELEPHONE: 434-327-1698  
EMAIL: CAMPBELL.BOLTON@TIMMONS.COM

SITE DATA:

TAX MAP PARCEL AND OWNER INFO: PARCEL 07800-00-00-03100  
MARTHA JEFFERSON HOSPITAL  
595 MARTHA JEFFERSON DR  
CHARLOTTESVILLE, VA 22911

LIMITS OF DISTURBANCE: 1.95 ACRES

PROPERTY AREA AREA: 13.39 AC

EXISTING ZONING: PD-MC PLANNED DEVELOPMENT MIXED  
COMMERCIAL RELATED TO ZMA-2001-00015

OVERLAY DISTRICT: ENTRANCE CORRIDOR

MAGISTERIAL DISTRICT: SCOTTSVILLE

CURRENT USE: MEDICAL OFFICE

PROPOSED USE: MEDICAL OFFICE AND DAYCARE

MAXIMUM BUILDING HEIGHT: 20 FT

PROPOSED BUILDING HEIGHTS: 20 FT

PROPOSED IMPERVIOUS AREA: 1.26 AC (USED FOR SWM QUALITY CALCULATIONS)

SOURCE OF SURVEY, BOUNDARY, AND TOPOGRAPHY:

JOSEPH C. MEDLEY  
TIMMONS GROUP  
28 IMPERIAL DRIVE  
STAUNTON, VA. 24401

SURVEY CONDUCTED: MAY 9-11, 2023

DATUM: HORIZONTAL: NAD83 VIRGINIA STATE GRID SOUTH ZONE  
VERTICAL: NAVD88

REQUIRED BUILDING SETBACKS: FRONT: MIN: 10'; MAX: 30'  
SIDE/REAR: MIN: BUILDING CODE; MAX: NONE

WETLAND IMPACTS: NO IMPACT

UTILITIES: ACSA FOR WATER & SEWER

WATERSHED: UPPER RIVANNA RIVER

FLOODPLAIN: ZONE X AS PER MAP 51003C0289D DATED 2/4/2005.

PARKING CALCULATIONS:

SPACES REQUIRED:

DAYCARE:  
120 CHILDREN = 12 SPACES  
35 EMPLOYEES = 35 SPACES

EXISTING MEDICAL OFFICE:  
73,390 NET SF = 367 SPACES

TOTAL REQUIRED = 414 SPACES

PARKING PROVIDED:  
EXISTING SPACES = 432 SPACES  
SPACES REMOVED = 17 SPACES  
NEW SPACES = 17 SPACES (INCLUDED 2 ADA SPACES)  
TOTAL PROVIDED = 432 SPACES

ADJACENT PARCELS  
COUNTY OF ALBEMARLE, VA  
07800-00-00-020M4 (500 MARTHA JEFFERSON DR) - PD-MC (HOSPITAL)  
07800-00-00-020C6 (NO ADDRESS) - PD-MC (NO LAND USE ASSIGNED)  
07800-00-00-03100 (NO ADDRESS) - PD-MC (OFFICE)

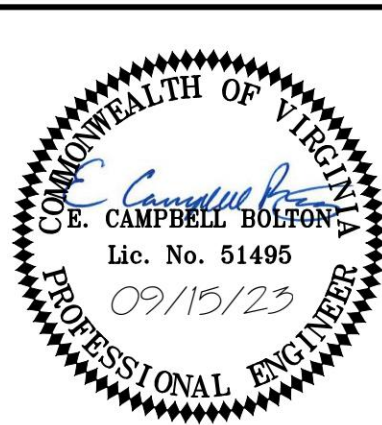
SIGNATURE PANEL:

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

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	SITE DETAILS
C0.3	UTILITY DETAILS
C0.4	UTILITY DETAILS
C1.0	TOPOGRAPHIC SURVEY
C1.1	AMENDMENT MAP
C2.0	DEMOLITION PLAN
C3.0	EROSION AND SEDIMENT CONTROL NOTES AND NARRATIVE
C3.1	EROSION AND SEDIMENT CONTROL DETAILS
C3.2	EROSION AND SEDIMENT CONTROL PHASE 1
C3.3	EROSION AND SEDIMENT CONTROL PHASE 2
C3.4	EROSION AND SEDIMENT CONTROL PHASE 3
C4.0	LAYOUT PLAN
C4.1	UTILITY PLAN
C5.0	GRADING AND DRAINAGE
C6.0	INLET DRAINAGE AREA MAP
C6.1	PRE-DEVELOPMENT DRAINAGE AREA MAP
C6.2	POST-DEVELOPMENT DRAINAGE AREA MAP
C6.3	PRE AND POST LAND COVER
C6.4	STORM SEWER CALCULATIONS
C6.5	STORMWATER MANAGEMENT NARRATIVE & CALC
C6.6	STORMWATER MANAGEMENT DETAILS
C7.0	STORM SEWER PROFILES
C7.1	STORM SEWER PROFILES
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C8.0	SIGHT DISTANCE PROFILES
L1.0	LANDSCAPE PLAN
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L3.0	SITE LIGHTING AND PHOTOMETRIC PLAN
L4.0	LIGHTING CUT SHEET

TOTAL NUMBER OF SHEETS: 19



THIS DRAWING PREPARED AT THE  
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YOUR VISION ACHIEVED THROUGH OURS.

DATE  
09/15/2023

DRAWN BY  
R. VAN NIEKERK

DESIGNED BY  
R. VAN NIEKERK

CHECKED BY  
C. BOLTON

SCALE

TIMMONS GROUP

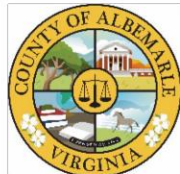
SENTARA MARTHA JEFFERSON HOSPITAL EARLY LEARNING CENTER  
ALBEMARLE COUNTRY, VA  
COVER SHEET

JOB NO.  
59380

SHEET NO.  
C0.0



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County of Albemarle  
COMMUNITY DEVELOPMENT DEPARTMENT

401 McIntire Road, North Wing  
Charlottesville, VA 22902-4579  
Telephone: 434-296-5832  
[WWW.ALBEMARLE.ORG](http://WWW.ALBEMARLE.ORG)

### Construction Record Drawings (As-built) and Required Documents for VSMP

The following is a list of documents and information required on construction record drawings for stormwater facilities (reference Water Protection Ordinance 17-422). *It is preferable that the construction record drawing be prepared by someone other than the designer. Please do not provide design drawings as construction record drawings.*

**Fee \$353.60** (fee includes the 4% Technology Fee).

#### Record (as-built) drawing requirements:

- 1) A signed and dated professional seal of the preparing engineer or surveyor.
- 2) The name and address of the firm and individual preparing the drawings on the title sheet.
- 3) Include "as-built drawing" or "record drawing" on the title sheet.
- 4) Show the constructed location of all items associated with each facility, and the inspection records to verify proper dimensions, materials and installation. The items include, but are not limited to the following:
  - a) **Updated Location** with geo-coordinates (northing/easting) of all facilities.
  - b) **Verified Drainage Area maps** for the drainage area treated, and for drainage to the facilities.
  - c) **Current physical and topographic survey** for all earthen structures. Ponds should include a survey of the pond bottom. Surveys should verify pond volumes are per design. Corrections may be required for deviations from the design.
  - d) **Plants, location and type.**
  - e) **Plans and profiles for all culverts, Pipes, Risers, Weirs and Drainage Structures** – Display the installed type of drainage structures, culvert/pipe size, weirs, materials, inlets or end treatment(s), inlet and outlet protection, alignment and invert elevations compared to design.
  - f) **Ditch Lines** – Display the constructed location of all ditch lines and channels, including typical sections and linings.
  - g) **Guardrail, fences or other safety provisions** – Display the constructed location of all safety provisions; fences, guardrail, including the type, length and applied end treatments, compared to design.
  - h) **Access roads** – show location of access roads, surface treatment, drainage, etc, as applicable.
  - i) **Easements** – Show all platted easements with deed book references labeled. Facilities and drainage must be within platted easements. Provide copies of recorded documents.

#### Additional Documentation Required with the As-built Submittal:

- 5) **Material layers** – biofilter media, stone layers, sand layers, keyways and cores must be verified as to material types and depths. Provide inspection reports, boring or test pit reports and materials certifications. Biofilter media must be an approved state mix.
- 6) **Inspection Records** and photographs for pipe trenches and bedding, including underdrains and filter fabric.
- 7) **Video Pipe Inspection** for any pipes which are not viewable without the need to enter a confined space.
- 8) **Computations** – For significant deviations from design, provide sealed computations verifying that the as-built condition is equivalent or exceeds design requirements.
- 9) **Compaction reports** are required verifying fill compaction in dams.
- 10) **Manufacturer(s) certification(s)** for proprietary BMP's certifying proper installation and functioning.

Date: 11/30/2022

Albemarle County Engineering  
Final Plan General Notes  
Page 1 of 4

#### ALBEMARLE COUNTY FINAL PLAN GENERAL NOTES

##### General Construction Notes

1. Prior to any construction within any existing public right-of-way, including connection to any existing road, a permit shall be obtained from the Virginia Department of Transportation (VDOT). This plan as drawn may not accurately reflect the requirements of the permit. Where any discrepancies occur the requirements of the permit shall govern.
2. All materials and construction methods shall conform to current specifications and standards of VDOT 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 (horizontal:vertical). Where reasonably obtainable, lesser slopes of 3:1 or better are to be achieved.
6. Paved, rip-rap or stabilization mat lined ditch may be required when in the opinion of the County Engineer, or designee, it is deemed necessary in order to stabilize a drainage channel.
7. All traffic control signs shall conform with the Virginia Manual for Uniform Traffic Control Devices.
8. Unless otherwise noted all concrete pipe shall be reinforced concrete pipe – Class III.
9. All excavation for underground pipe installation must comply with OSHA Standards for the Construction Industry (29 CFR Part 1926).

#### GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR AS BUILT DOCUMENTATION, AS REQUIRED BY THE LOCALITY. THIS INCLUDES, BUT IS NOT LIMITED TO, TESTING, INSTALLATION DOCUMENTATION, SURVEY, ETC. ALL REQUIREMENTS SHALL BE DISCUSSED WITH THE LOCALITY PRIOR TO THE BEGINNING CONSTRUCTION.
2. ALL PAVEMENT AND STORM SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS.
3. ALL MATERIAL AND METHODS FOR WATER AND SANITARY SEWER SYSTEM (PUBLIC AND PRIVATE) INSTALLATION SHALL BE IN ACCORDANCE WITH THE ALBEMARLE COUNTY SERVICE AUTHORITY (ACSA) DESIGN AND CONSTRUCTION STANDARDS.
4. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL FEDERAL, STATE AND LOCAL AGENCIES.
5. LAND USE PERMITS (LUP-A) MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE EXISTING STATE MAINTAINED RIGHT OF WAY (INCLUDING ACCESS).
6. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATERLINES, ETC, PRIOR TO CONSTRUCTION.
7. UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE OWNER. THESE AREAS SHALL BE EXCAVATED BELOW PLAN GRADE AS DIRECTED BY THE OWNER'S REPRESENTATIVE, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
8. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT STANDARDS.
9. ALL STORM SEWER PIPE SHALL BE HDPE IN ACCORDANCE WITH ASTM F2648, UNLESS OTHERWISE NOTED. PIPE SHALL HAVE SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. JOINTS SHALL BE WATERTIGHT ACCORDING TO ASTM D3212.
10. SHOP DRAWINGS FOR ALL STORM STRUCTURES SHALL BE SUBMITTED FOR REVIEW.
11. ALL CONCRETE SHALL BE A3-AE (AIR ENTRAINED 3,000 PSI), UNLESS OTHERWISE NOTED.
12. ALL ENTRANCES ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT VDOT STANDARDS.
13. DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS NEED TO BE RESUBMITTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED PLANS AND/OR THE DRAINAGE CALCULATIONS, WHICH MUST BE SUBMITTED AND APPROVED BY THE ENGINEER.
14. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL MISS UTILITY OF CENTRAL VIRGINIA AT 1-800-552-7001. THE OWNER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN EXISTING AND/OR PROPOSED RIGHT-OF-WAY REQUIRED BY THE DEVELOPMENT.
15. THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF AGGREGATE BASE COURSE.
16. VDOT & ALBEMARLE COUNTY APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED NECESSARY.
17. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
18. THE OWNER'S REPRESENTATIVE SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT THE OWNER FOR INSPECTION FOR THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
19. ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE PROPOSED PAVEMENT LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
20. CERTIFICATION AND SOURCE OF MATERIALS ARE TO BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR ALL MATERIALS AND BE IN ACCORDANCE WITH THE ROAD AND BRIDGE SPECIFICATIONS, AND ROAD AND BRIDGE STANDARDS.
21. APPROVAL OF A DETAILED CONSTRUCTION SEQUENCING/MAINTENANCE OF TRAFFIC NARRATIVE FOR THE WORK ZONE IS A PREREQUISITE FOR ISSUANCE OF A LAND USE PERMIT ALLOWING ACCESS TO AND CONSTRUCTION WITHIN VDOT MAINTAINED RIGHT OF WAY. CONTRACTOR SHALL PROVIDE A SEQUENCE OF CONSTRUCTION/MAINTENANCE OF TRAFFIC PLAN IN ACCORDANCE WITH THE STANDARDS AND GUIDELINES CONTAINED IN THE 2011 EDITION OF THE VIRGINIA WORK AREA PROTECTION MANUAL FOR REVIEW BY THE ENGINEER, OWNER'S REPRESENTATIVE, AND VDOT PRIOR TO STARTING WORK THAT IMPACTS TRAFFIC ON STATE ROADS.
22. GRADE LINES ON PROFILES DENOTE FINISHED GRADE.
23. ALL APPROACH GUTTERS TO SAG INLETS SHALL MAINTAIN A MINIMUM SLOPE OF 0.004 ft./ft.
24. ALL NEW HANDICAP ACCESSIBLE REQUIREMENTS ON-SITE (PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES) AND WITHIN ALL NEW STRUCTURES SHALL COMPLY WITH THE LATEST VERSION OF ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
25. TREE PROTECTION AREAS TO BE FREE OF STORED MATERIALS AND PARKED EQUIPMENT.
26. HORIZONTAL AND VERTICAL SIGHT DISTANCES SHALL BE FREE OF PARKED VEHICLES.
27. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM ENTRANCE CORRIDOR ROADWAYS SHALL BE ELIMINATED.
28. ELECTRICAL, COMMUNICATION, AND GAS SITE WORK IS NOT DETAILED ON THE CIVIL PLANS. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER, MEP ENGINEER, AND OWNER FOR ALL WORK RELATING TO THESE SYSTEMS.
29. ALL ROAD DRAINS SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AS SHOWN ON THE PLANS.
30. LIGHTING NOTE: EACH OUTDOOR LUMINAIRE EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE INITIAL LUMENS SHALL BE A FULL CUTOFF LUMINAIRE AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND AWAY FROM ADJACENT ROADS. THE SPILLOVER OF LIGHTING FROM LUMINAIRES ONTO PUBLIC ROADS AND PROPERTY IN RESIDENTIAL OR RURAL AREAS ZONING DISTRICTS SHALL NOT EXCEED ONE HALF FOOTCANDLE.
31. SEE "EROSION AND SEDIMENT CONTROL PLAN NOTES & DETAILS," C3.0, FOR RELATED GENERAL NOTES.

#### FIRE PREVENTION NOTES

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

#### BLASTING NOTES

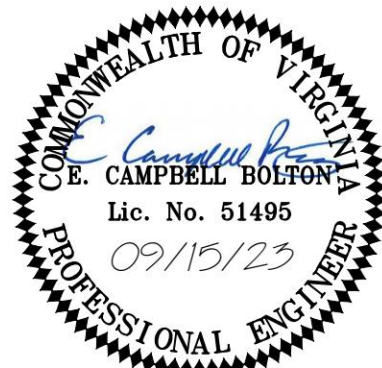
1. BLASTING SHALL NOT BE PERMITTED ON THIS PROJECT.

#### ACSA GENERAL WATER & SEWER CONDITIONS (REV 09/17/2021)

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

NOTE: IT IS THE CONTRACTOR'S  
RESPONSIBILITY TO REFERENCE CURRENT  
DETAILS IN THE VDOT ROAD & BRIDGE  
STANDARDS.

VDOT DETAILS LEGEND		
STANDARD	TITLE	PAGE
DI-2, 3A, 3B, 3C	STANDARD CURB DROP INLET (12" TO 24" PIPE: MAXIMUM DEPTH (H) = 9')	104.03
	DIMENSIONS, NOTES, AND QUANTITIES	104.04
	STANDARD CURB DROP INLET (12" TO 30" PIPE: MAXIMUM DEPTH (H) = 8')	104.09
	DIMENSIONS, NOTES, AND QUANTITIES	104.10
MH-1	MANHOLE FOR 12" TO 48" PIPE CULVERT	106.01
	STANDARD MANHOLE FRAME AND COVER	106.02
	STANDARD MANHOLE FRAME AND COVER	106.04
MH-2	PRECAST MANHOLE	106.07
IS-1	STANDARD METHOD OF SHAPING MANHOLE & INLET INVERTS	106.08
PB-1	INSTALL. OF PIPE CULVERTS AND STORM SEWERS CIR. PIPE BEDDING AND BACKFILL - METHOD "A"	107.01
CG-2	STANDARD 6" CURB	201.01
CG-6	COMBINATION 6" CURB AND GUTTER	201.03
CG-11	STANDARD ENTRANCE GUTTER	203.04
CG-12	CG-12 DETECTABLE WARNING SURFACE (GENERAL NOTES)	204.01
	CG-12 DETECTABLE WARNING SURFACE (TYPE A, PERPENDICULAR APPLICATION)	204.02
	CG-12 DETECTABLE WARNING SURFACE (TYPE B, PARALLEL APPLICATION)	204.03
	CG-12 DETECTABLE WARNING SURFACE (TYPE C, PARALLEL & PERPENDICULAR APPLICATION)	204.04
	CG-12 DETECTABLE WARNING SURFACE (MEDIAN AND REFUGE ISLAND APPLICATIONS) TYPE M1, M2, & R11, R12	204.05
WP-2	PAVEMENT WIDENING	303.02
PM-10	PAVEMENT WORD, SYMBOL, AND ARROW MARKINGS	501.20
STP-1	SQUARE TUBE SIGN POST	1321.12
	SQUARE TUBE SIGN POST - FOUNDATION TYPE D AND E DETAILS	1321.17



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

REVISION DESCRIPTION		DATE			

DATE	09/15/2023
DRAWN BY	R.VAN NIEKERK
DESIGNED BY	R.VAN NIEKERK
CHECKED BY	C. BOLTON
SCALE	N/A

**TIMMONS GROUP**

SENTARA MARTHA JEFFERSON HOSPITAL EARLY LEARNING CENTER  
ALBEMARLE COUNTY, VA

GENERAL NOTES

JOB NO.  
**59380**

SHEET NO.  
**C0.1**

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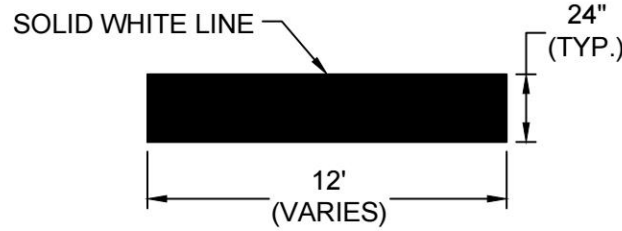
timmons.com\high\30010309380-smp.dgn\cadd\DWG\Sheet\CD\9380-103-C1 (L)NTDT.dwg | Printed on 9/15/2023 4:10 PM | by Kaitlyn Burger

SIGNAGE NOTES:

- ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THERE TO:
  - MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - THE VIRGINIA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE SPECIFICATIONS.
  - THE 2000 INTERNATIONAL FIRE CODE.
- SIGN LOCATIONS ARE APPROXIMATE AND ARE TO BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH UNDERGROUND UTILITIES OR OTHER CONSTRUCTIONS, AND TO COMPLY WITH STANDARDS REFERENCED IN NOTE 1 ABOVE.
- ALL SIGNS AND PAVEMENT MARKINGS ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL SIGNS TO BE FURNISHED AND INSTALLED WITH A 2" SQUARE TUBE POST AND TYPE D FOUNDATIONS IN ACCORDANCE WITH VDOT STANDARD STP-1.
- ALL MARKING DIMENSIONS AND MATERIALS SHALL BE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATION SECTION 246.

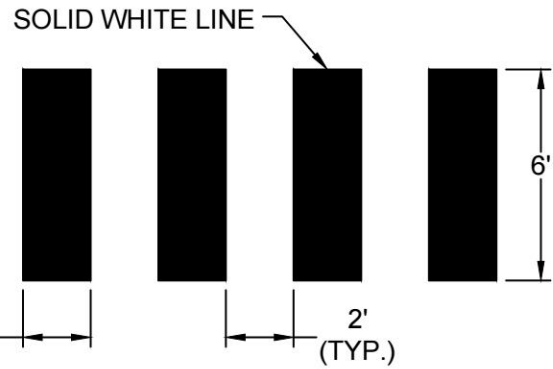


STD.  
R1-1



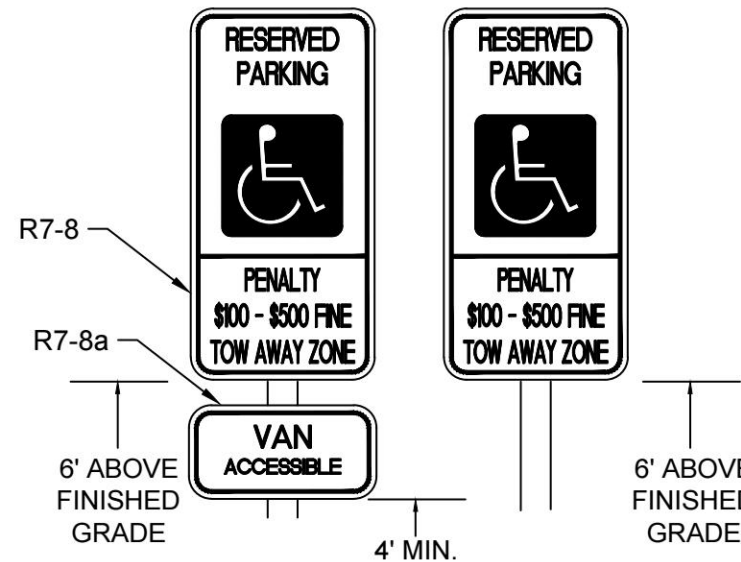
STOP BAR DETAIL  
NO SCALE

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



STRIPING AND SIGNAGE DETAIL

No Scale

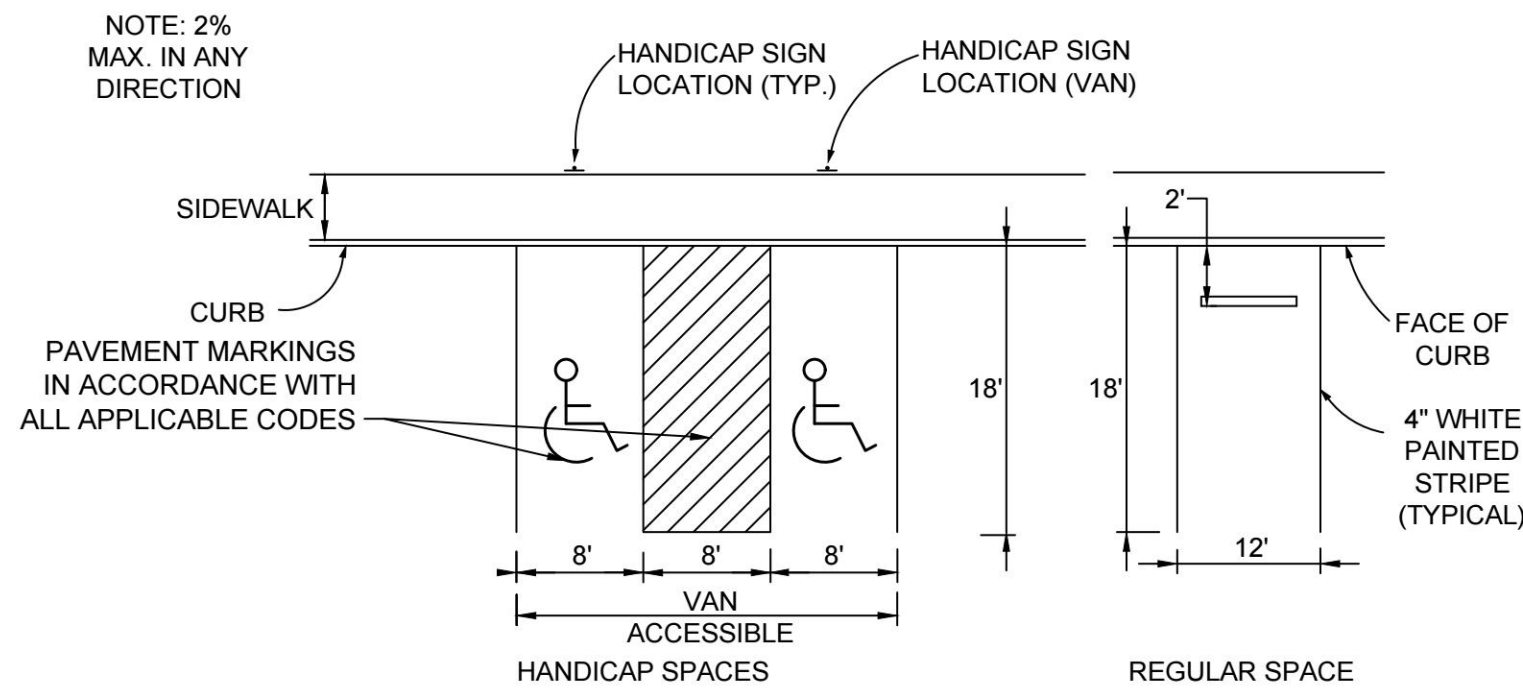


SPACES SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS AS RESERVED FOR PHYSICALLY DISABLED PERSONS. PROVIDE 12"x 18" R7-8 SIGNS WITH 4" INTERNATIONAL WHEELCHAIR SYMBOL AT EACH PARKING SPACE INDICATED ON SITE PLAN. ON THE SAME SIGN, OR A SEPARATE SIGN BELOW, "PENALTY, \$100-\$500 FINE, TOW AWAY ZONE" MUST BE INCLUDED (VA CODE 36-99.11). BELOW THESE SIGNS, PROVIDE A 12"x6" R7-8a SIGN FOR SPACES IDENTIFIED AS "VAN" ON THE PLANS. POST SHALL BE 2" SQUARE TUBE WITH TYPE D FOUNDATIONS IN ACCORDANCE WITH VDOT STANDARD STP-1.

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

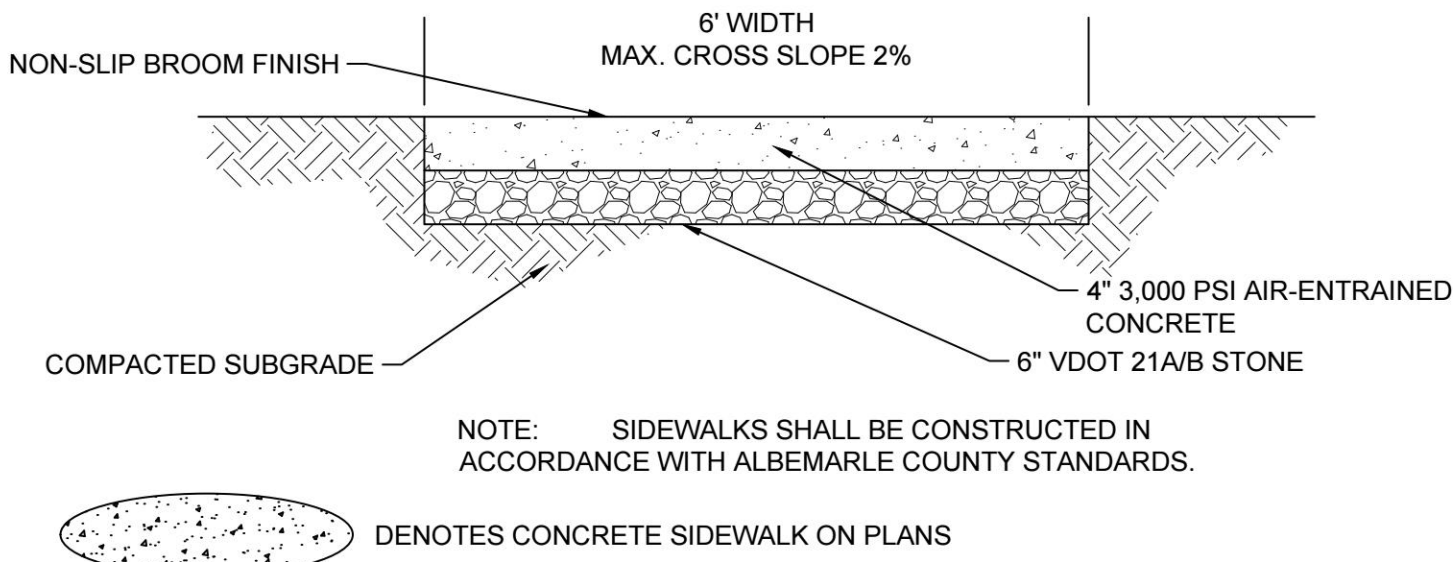
PARKING SIGNS FOR THE DISABLED

No Scale



TYPICAL PARKING SPACE DETAILS

No Scale

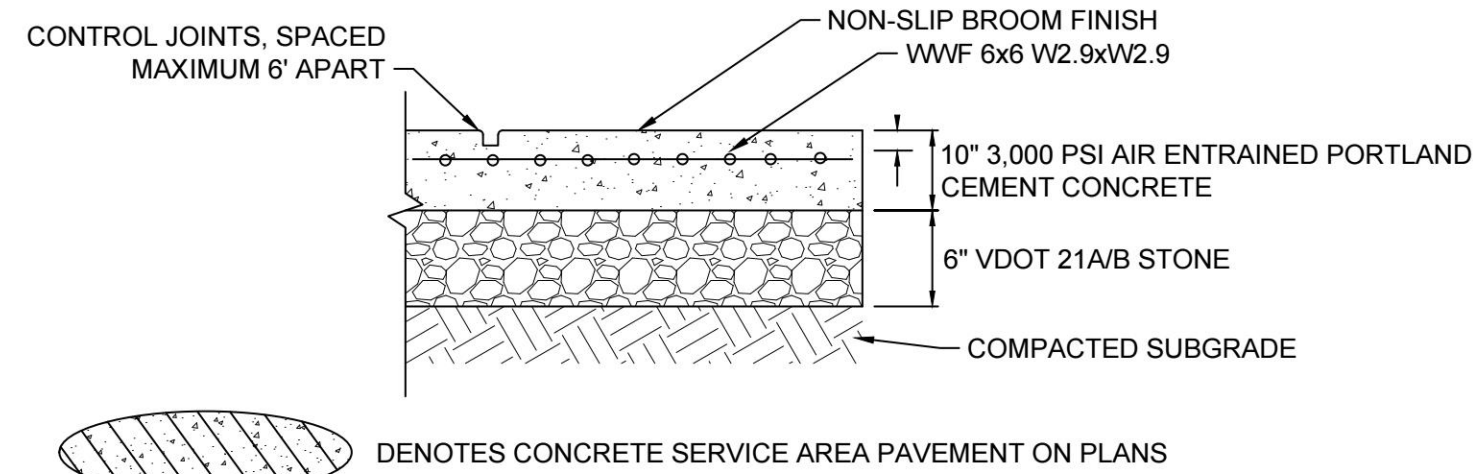


NOTE: SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALBEMARLE COUNTY STANDARDS.

DENOTES CONCRETE SIDEWALK ON PLANS

CONCRETE SIDEWALK PAVEMENT SECTION

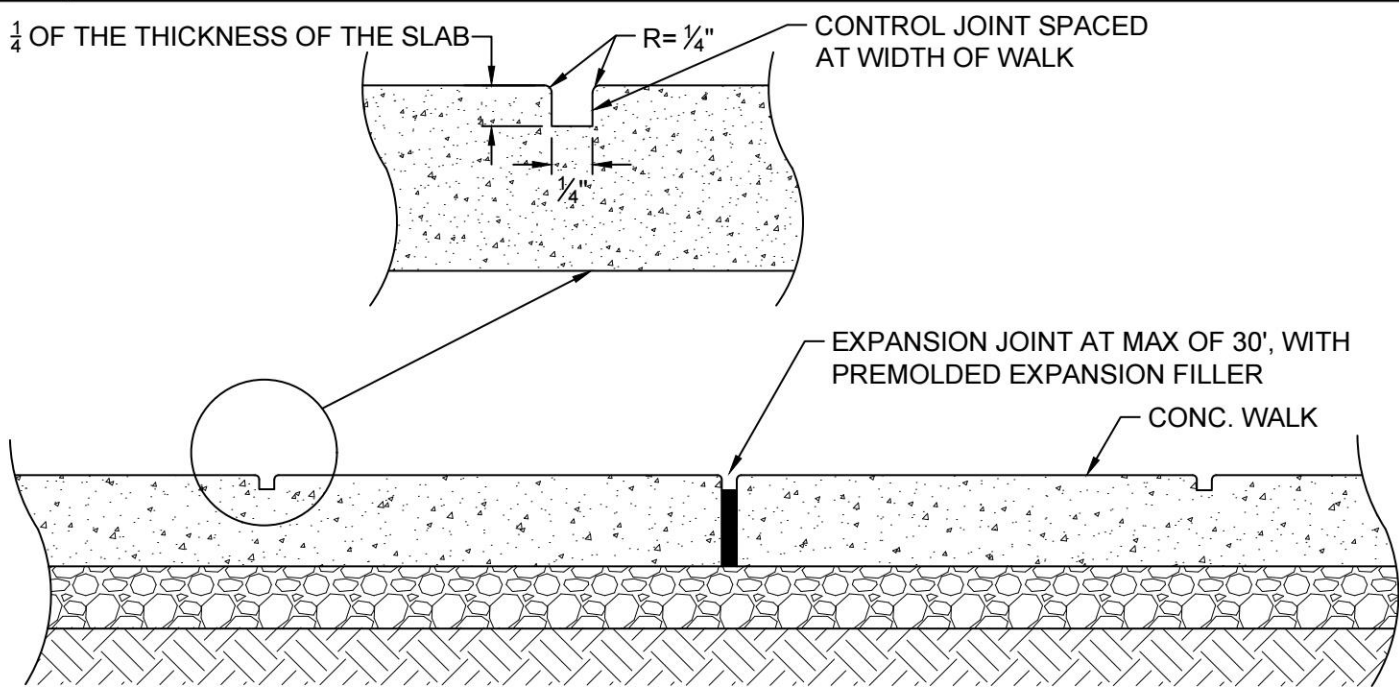
No Scale



DENOTES CONCRETE SERVICE AREA PAVEMENT ON PLANS

HEAVY DUTY CONCRETE SECTION

No Scale

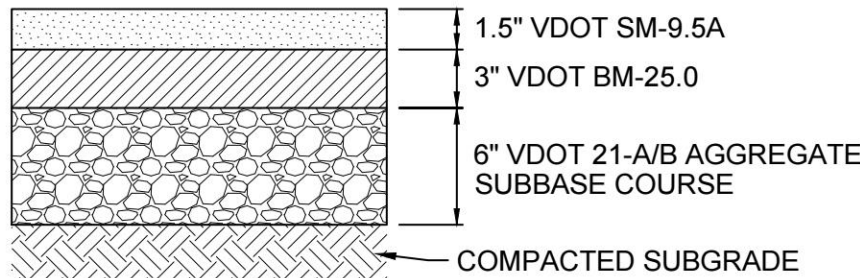


CONCRETE JOINT DETAIL

No Scale

NOTES

1. ALL ASPHALT PAVEMENT SECTIONS SHALL BE CONFIRMED WITH ONSITE TESTING BY A QUALIFIED GEOTECHNICAL TESTING AGENCY ONCE SUBGRADE IS REACHED.



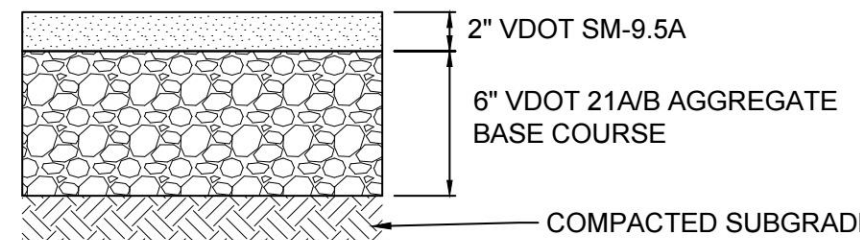
DENOTES HEAVY DUTY ASPHALT PAVEMENT ON PLANS

HEAVY DUTY ASPHALT PAVEMENT SECTION

No Scale

NOTES

1. ALL ASPHALT PAVEMENT SECTIONS SHALL BE CONFIRMED WITH ONSITE TESTING BY A QUALIFIED GEOTECHNICAL TESTING AGENCY ONCE SUBGRADE IS REACHED.



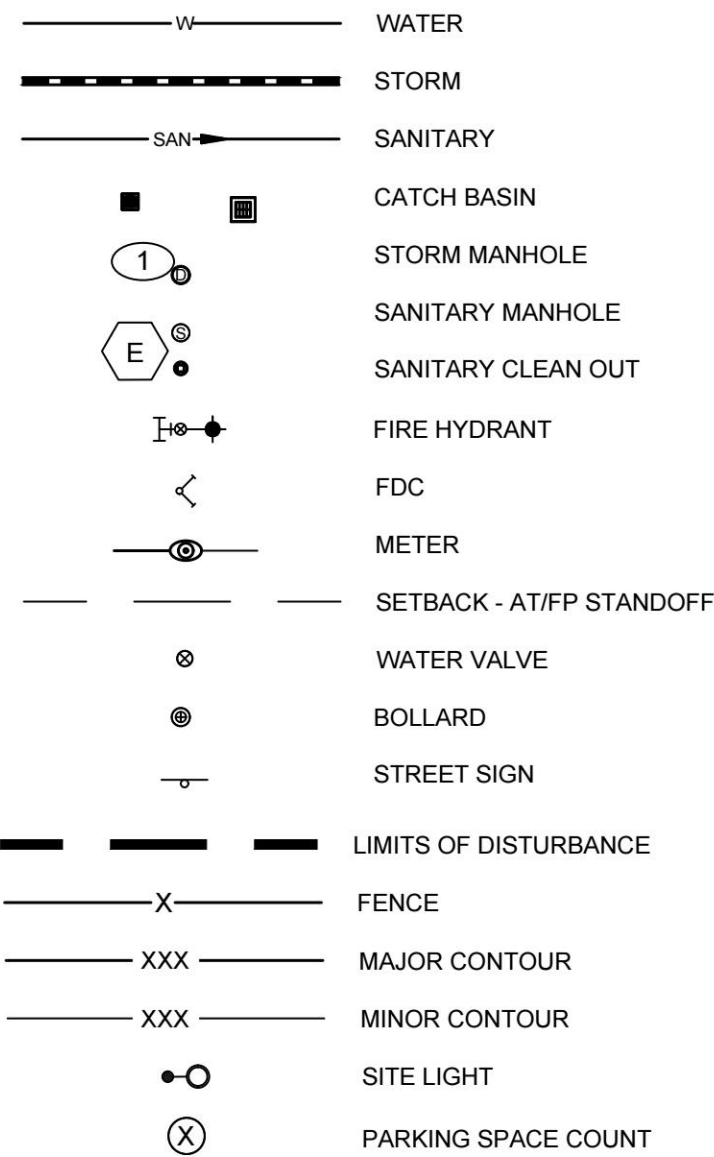
DENOTES LIGHT DUTY ASPHALT PAVEMENT ON PLANS

LIGHT DUTY ASPHALT PAVEMENT SECTION

No Scale

SITE PLAN LEGEND

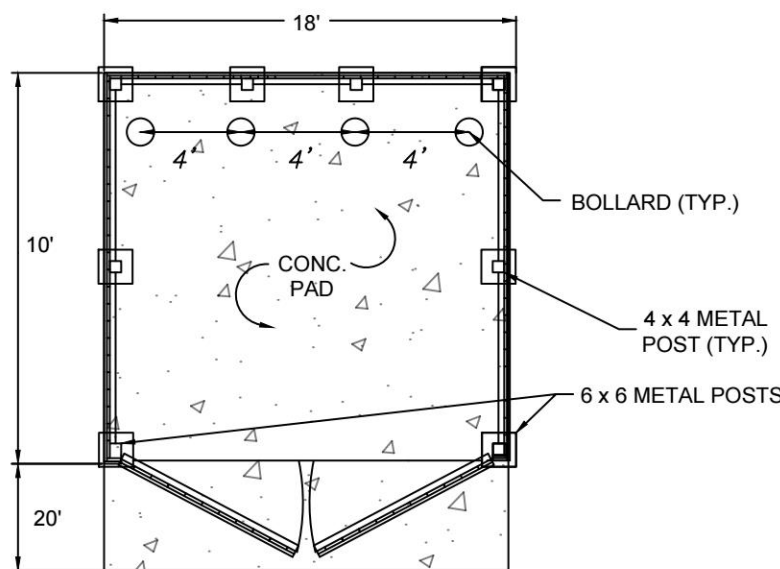
PROPOSED



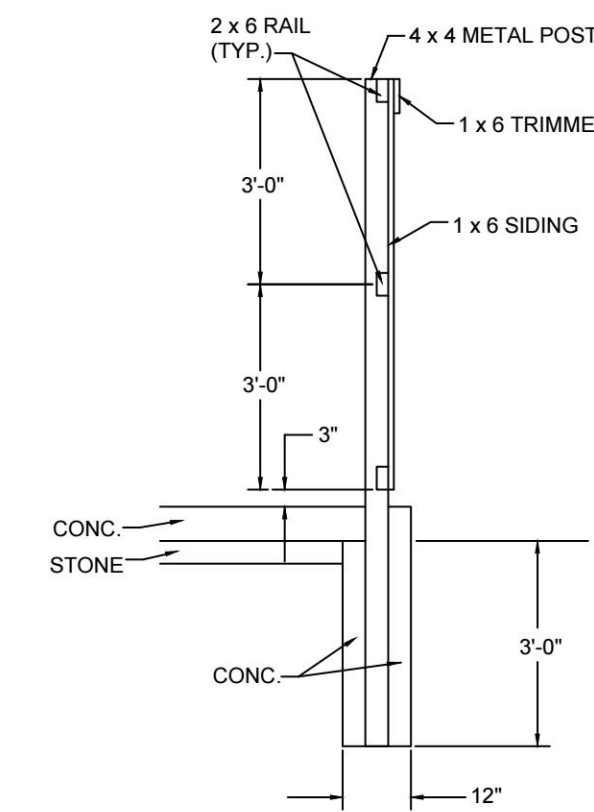
ARV AIR RELEASE VALVE  
DI DUCTILE IRON PIPE  
FH FIRE HYDRANT  
G GUYWIRE  
HW CONCRETE HEADWALL  
IF IRON PIN FOUND  
IO PIPE INVERT OUT  
IS IRON PIN SET  
PF PIPE FOUND  
RCP REINFORCED CONCRETE PIPE  
RD ROOF DRAIN  
PD UTILITY PEDESTAL  
UP UTILITY POLE  
VL UTILITY VAULT  
WM WATER METER  
WV WATER VALVE  
YD YARD DRAIN  
YH YARD HYDRANT  
-OH- OVER HEAD UTILITY  
-UGT- UNDERGROUND COMMUNICATION LINE

GRADING

TC = TOP OF CURB  
EP = EDGE OF PAVEMENT  
TW = TOP OF WALL  
BW = BOTTOM OF WALL  
TS = TOP OF STAIRS  
BS = BOTTOM OF STAIRS  
N/A = NOT APPLICABLE TO THIS PROJECT

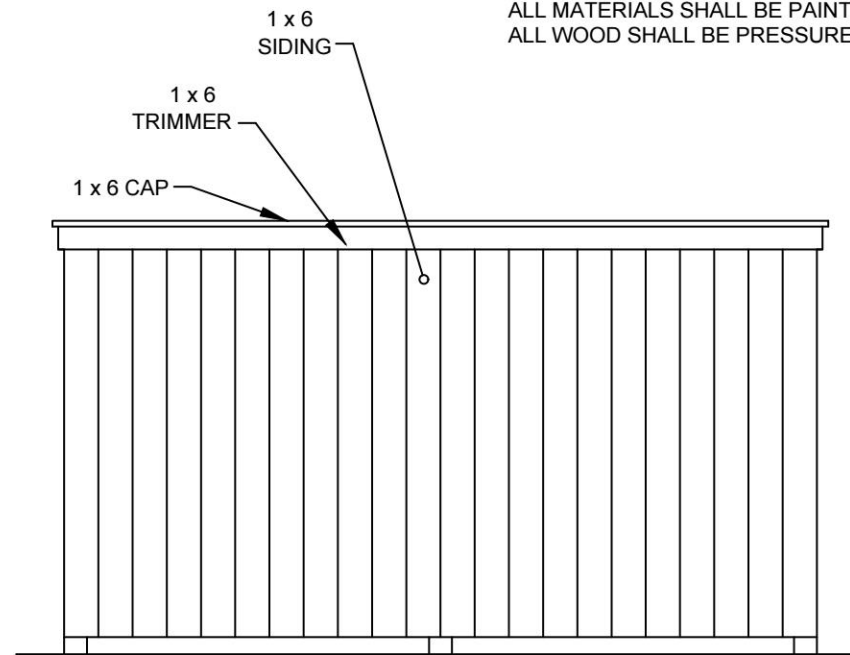


PLAN VIEW

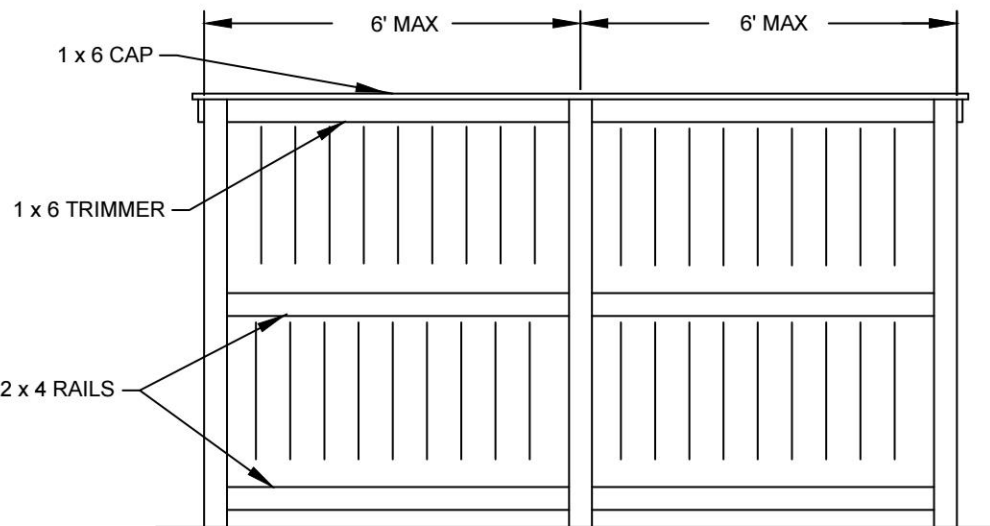


POST ELEVATION

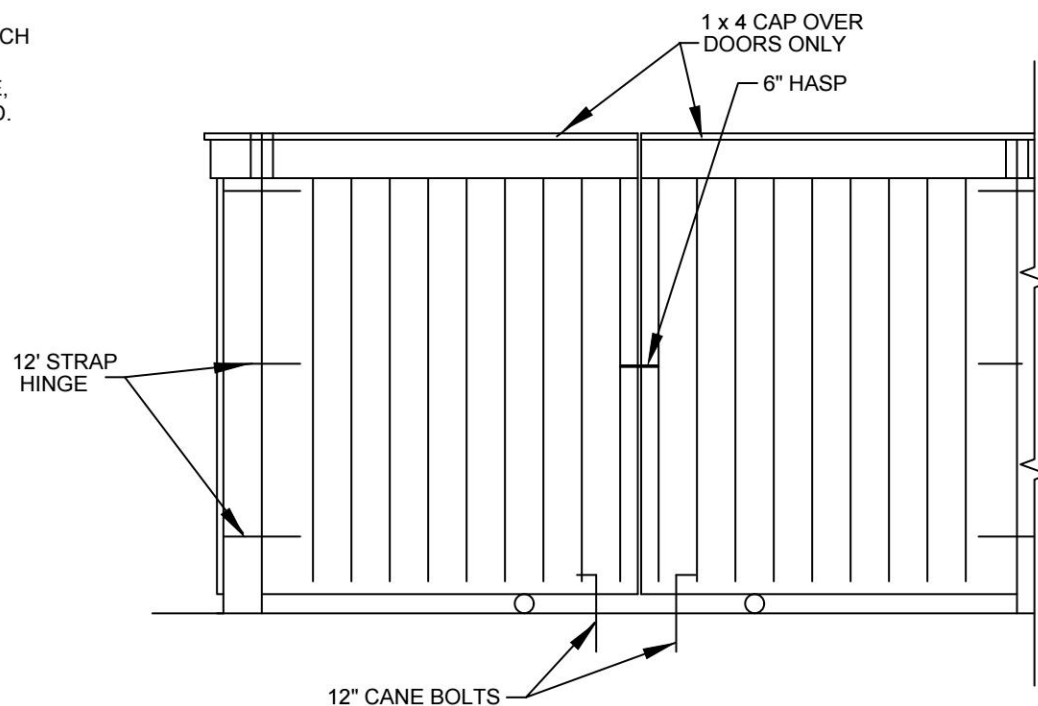
NOTE: SIDING MATERIAL AND COLOR SHALL MATCH PLAYGROUND FENCE. ALL MATERIALS SHALL BE PAINTED WHITE. ALL WOOD SHALL BE PRESSURE TREATED.



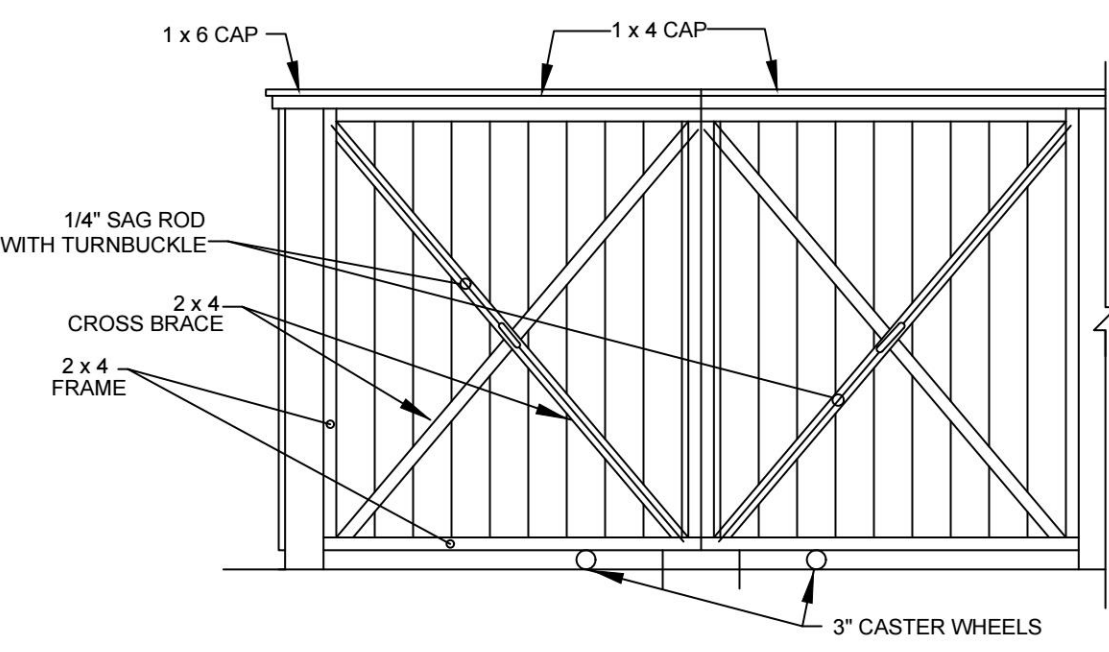
OUTSIDE ELEVATION 3 SIDES



INSIDE ELEVATION 3 SIDES



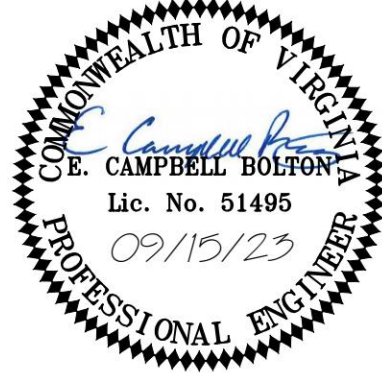
OUTSIDE GATE VIEW



INSIDE GATE VIEW

DUMPSTER PAD & ENCLOSURE DETAIL

No Scale



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DESIGNED BY

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CHECKED BY

C. BOLTON

SCALE

N/A

SENTARA MARTHA JEFFERSON HOSPITAL EARLY LEARNING CENTER  
ALBEMARLE COUNTY, VA

SITE DETAILS

JOB NO.

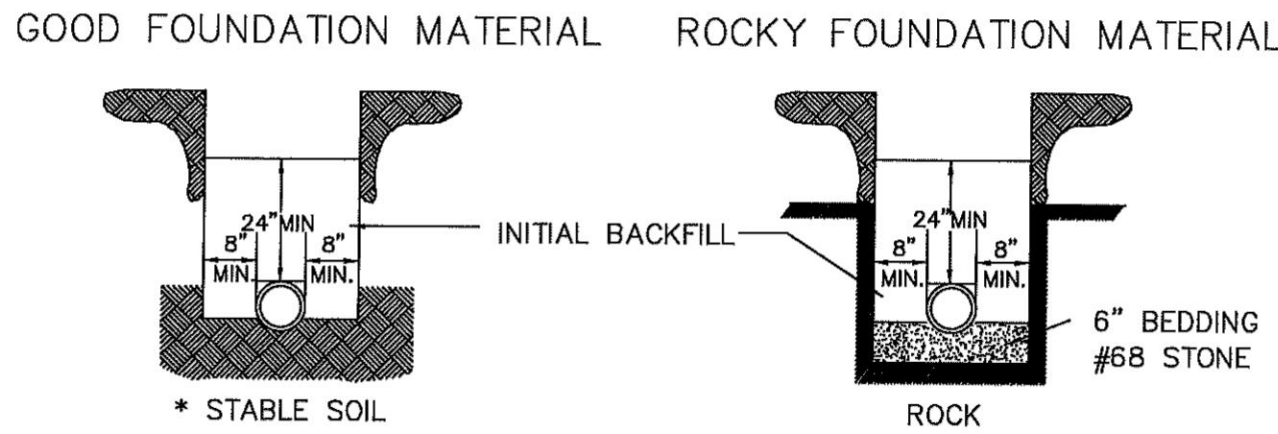
59380

SHEET NO.

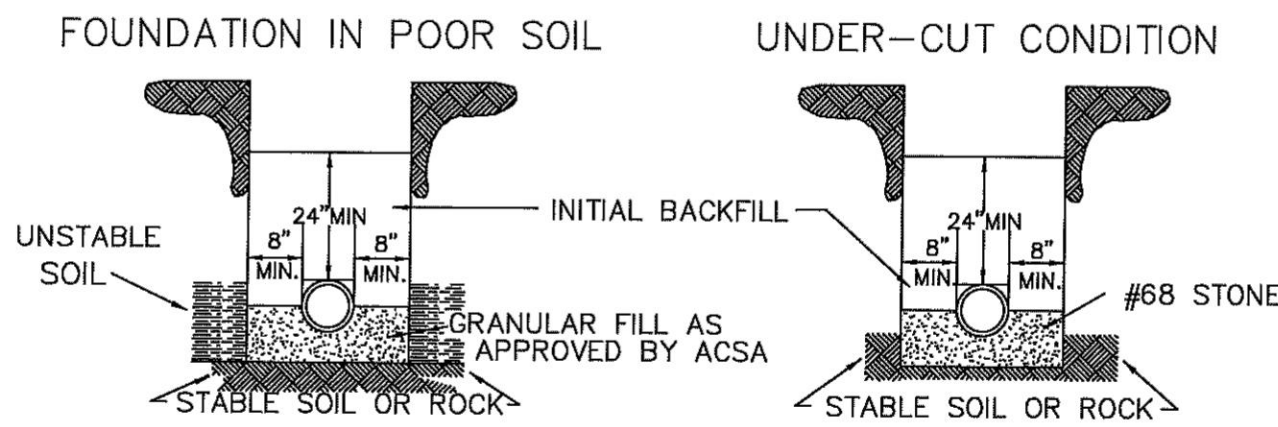
C0.2

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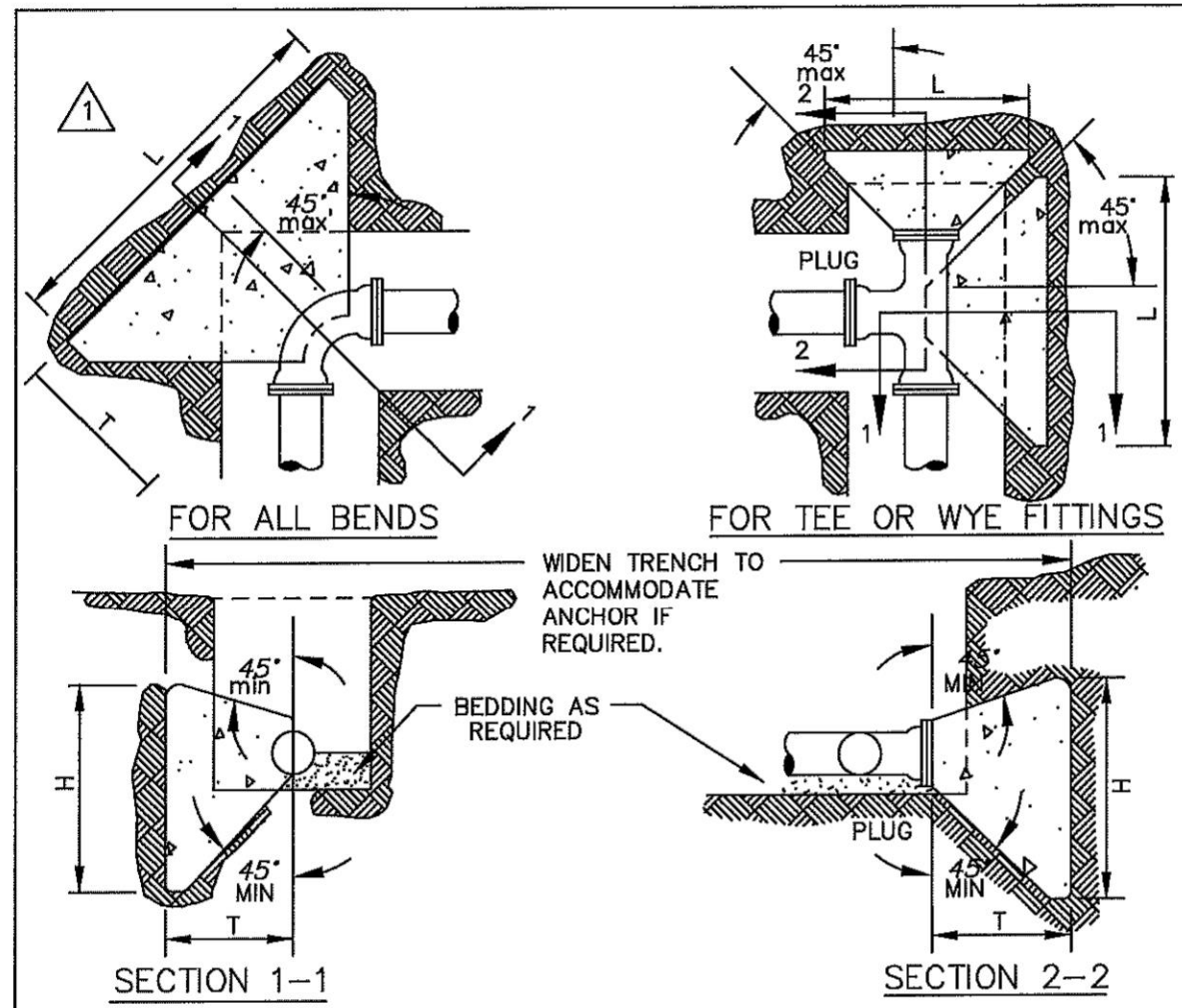
\* SCRAPE THE BOTTOM OF THE TRENCH. REMOVE ALL STONES TO INSURE THE PIPE DOESN'T REST ON ROCK AND THEN COMPACT THE SOIL OR PROVIDE A 4\"/>



- NOTE :
- 1.NO ROCKS SHALL BE ALLOWED WITHIN 24\"/>

### DUCTILE IRON WATER PIPE INSTALLATION & BEDDING

NTS  
FIG. W-2  
TD-2

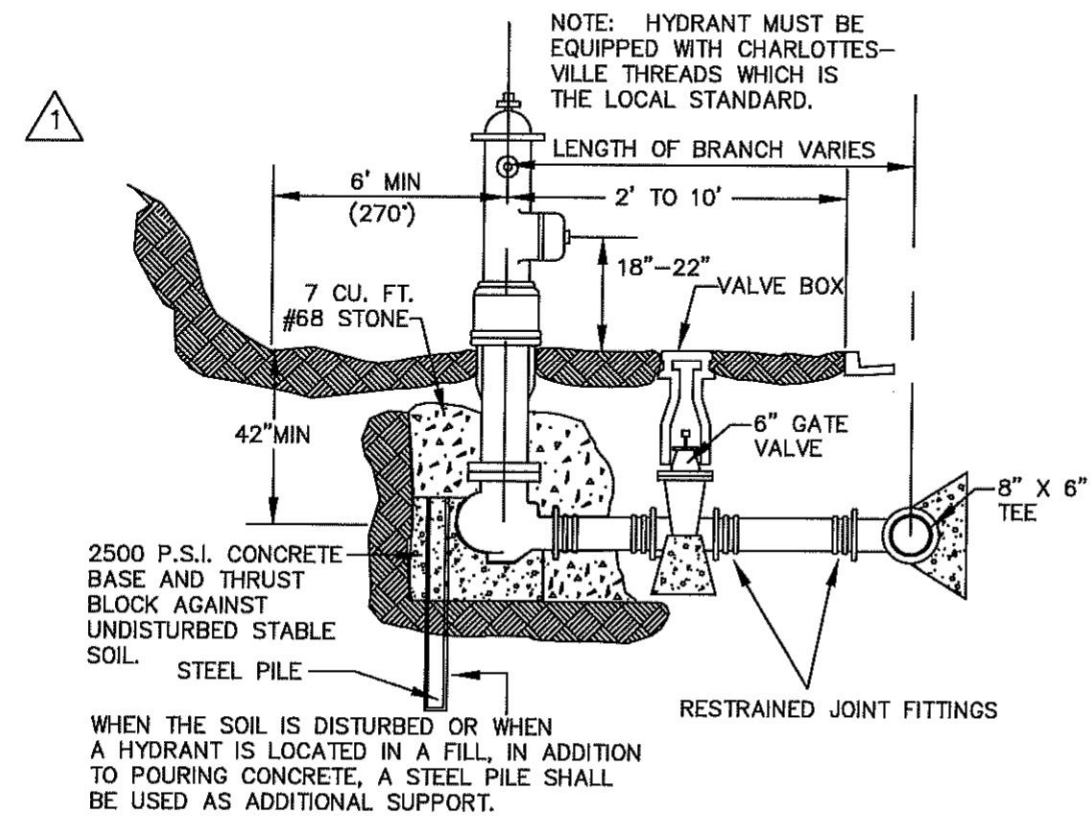


PIPE SIZE	DEGREE OF BEND	BEND DIMENSIONS (FEET)				TEE AND PLUGS (FEET)			VOL. CU.YD.
		L	H	T		L	H	T	
4" & 6"	90	2.50	2.50	3.01	0.24				
	45	2.00	2.25	2.60	0.15				
	22 1/2	1.50	2.00	2.52	0.10	2.00	2.25	2.50	0.15
8"	90	3.66	3.16	3.21	0.48				
	45	2.66	2.66	2.77	0.26				
	22 1/2	1.66	2.16	2.69	0.13	3.16	2.91	2.66	0.32
10" & 12"	90	4.83	3.83	3.42	0.83				
	45	3.33	3.58	2.96	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

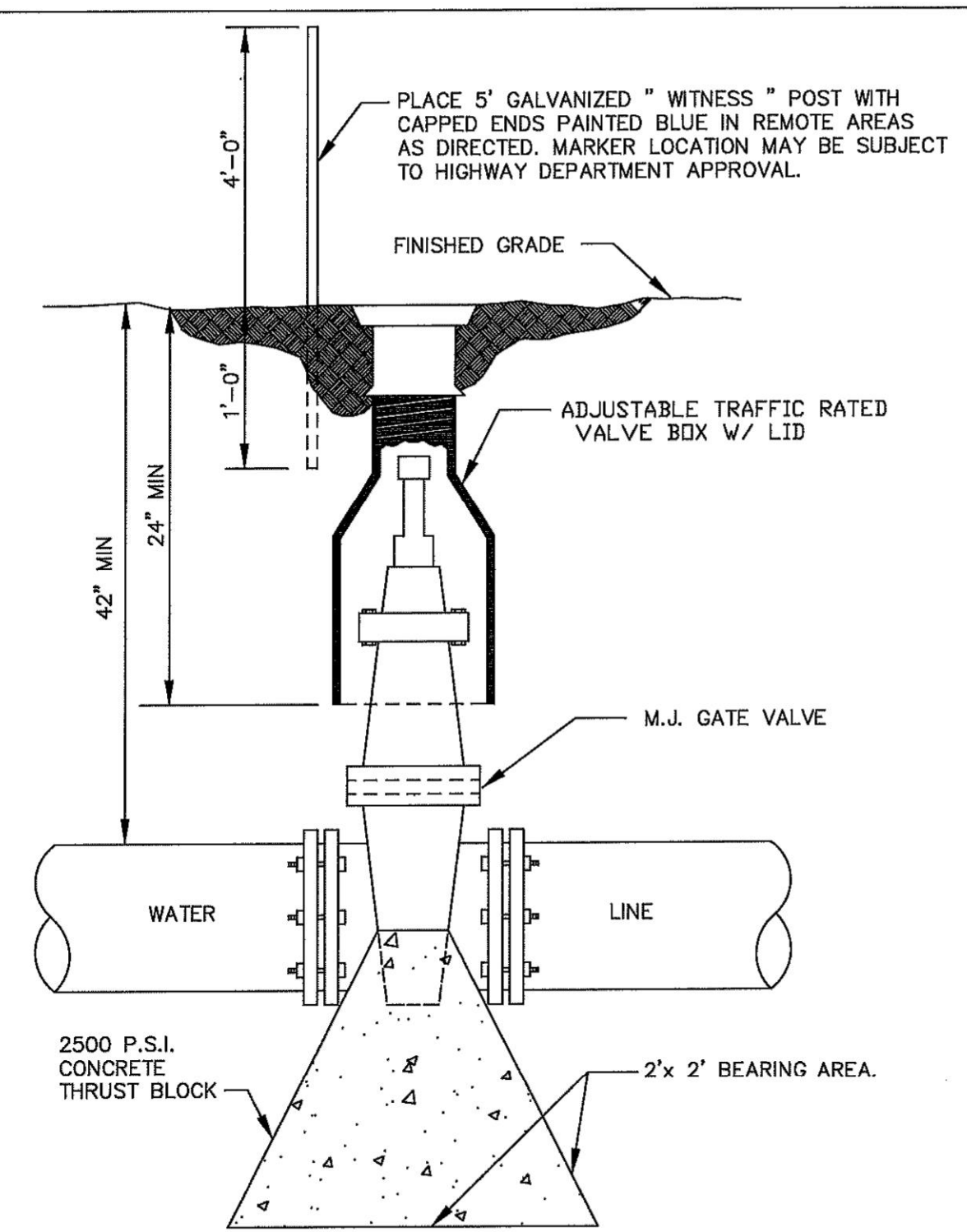


- NOTE :
1. SURROUND WEEP HOLES WITH GRAVEL AND KEEP FREE OF CONCRETE.
  2. MAINTAIN A 3 1/2\"/>

### TYPICAL FIRE HYDRANT ASSEMBLY DETAIL

N.T.S.  
FIG. W-4

TD-8

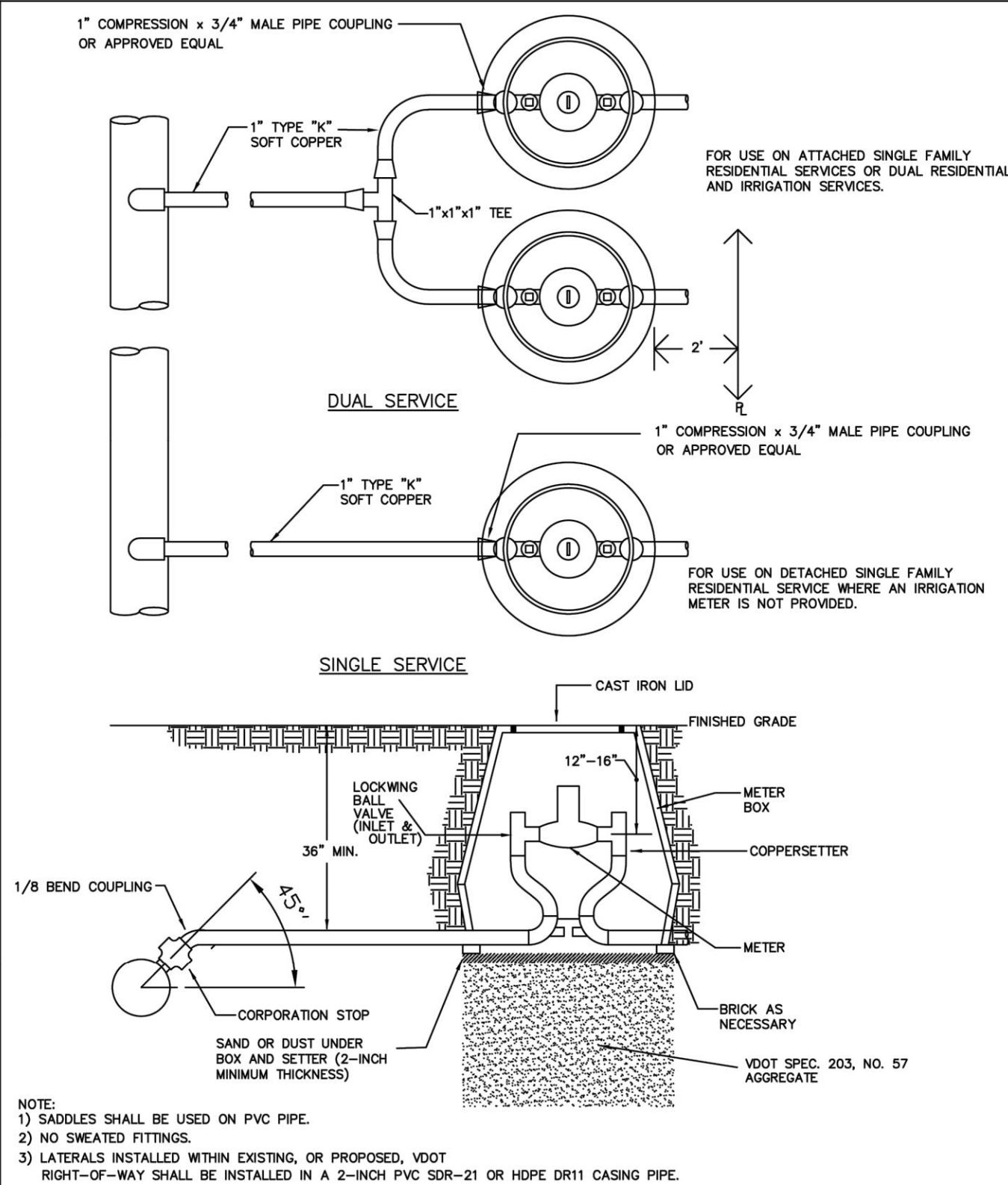


NOTE : IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.

### TYPICAL GATE VALVE

NTS  
FIG. W-5

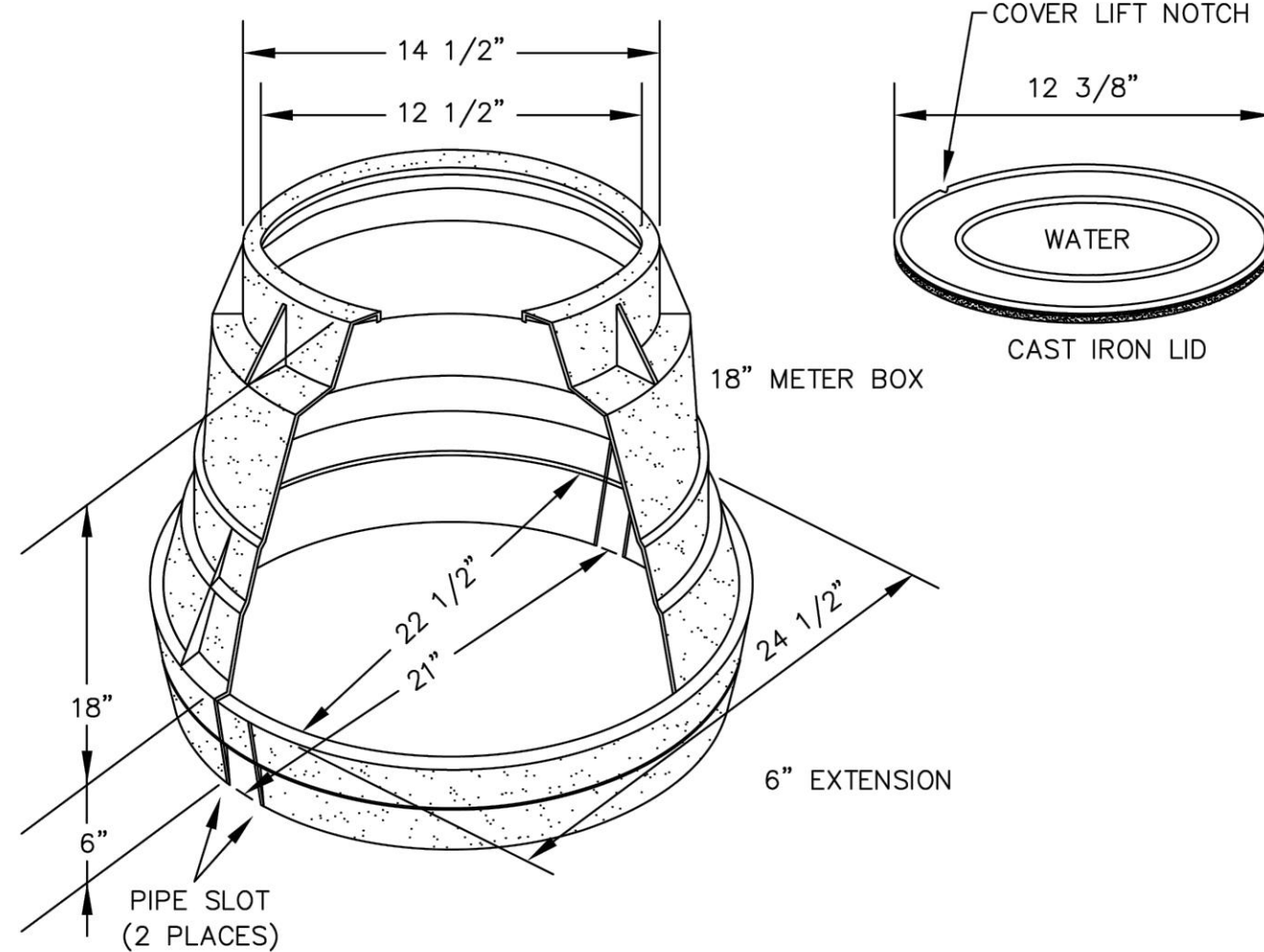
TD-9



### TYPICAL SERVICE LATERAL INSTALLATION (3/4" & 1" METERS)

NTS  
FIG. W-6A

TD-10

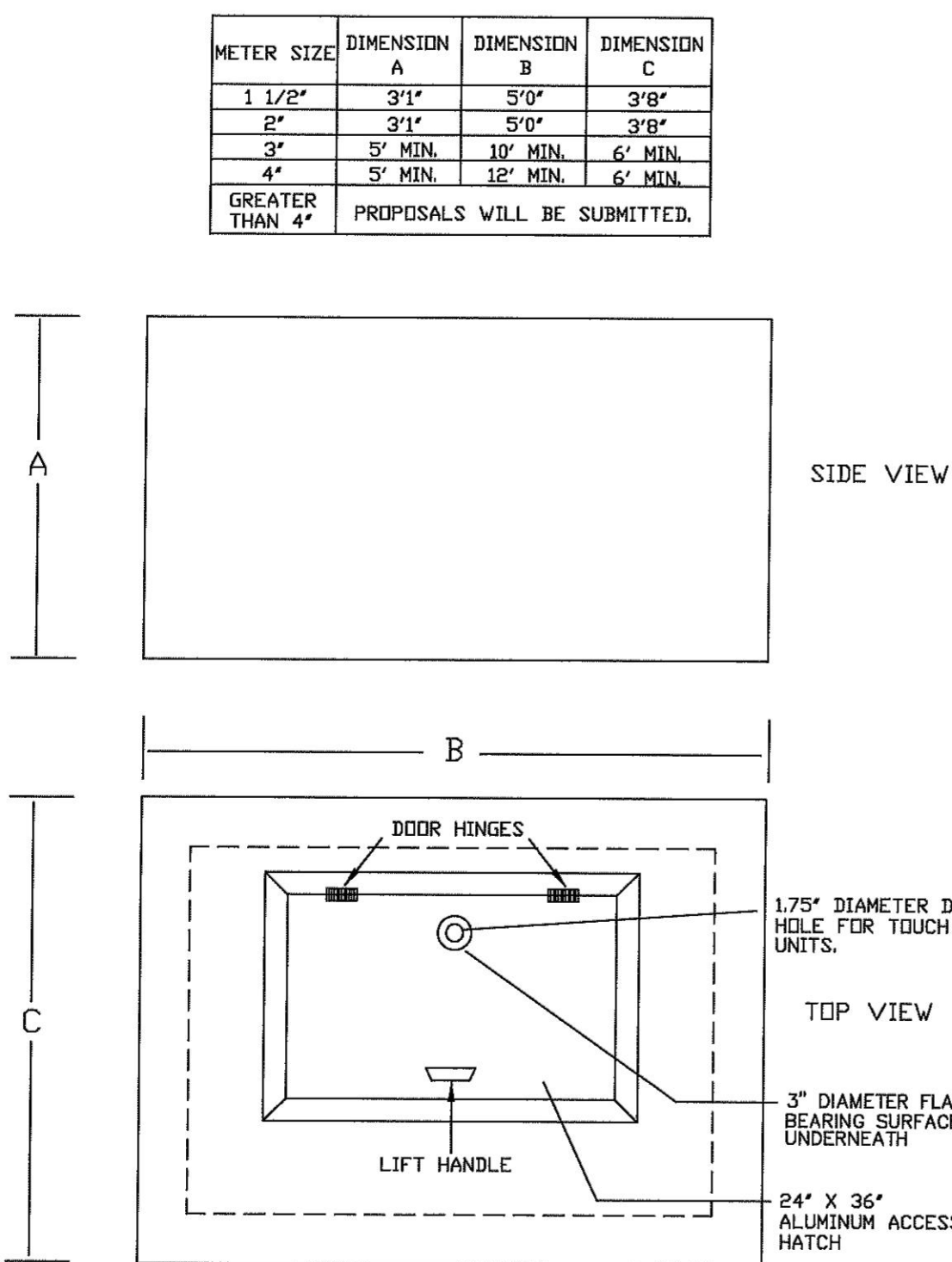


- NOTES:  
(1) A 1-3/4" DIAMETER HOLE IS REQUIRED IN THE LID FOR TOUCH READ METERS.

### TYPICAL METER BOXES (3/4"-1" METERS)

NTS  
FIG. W-7

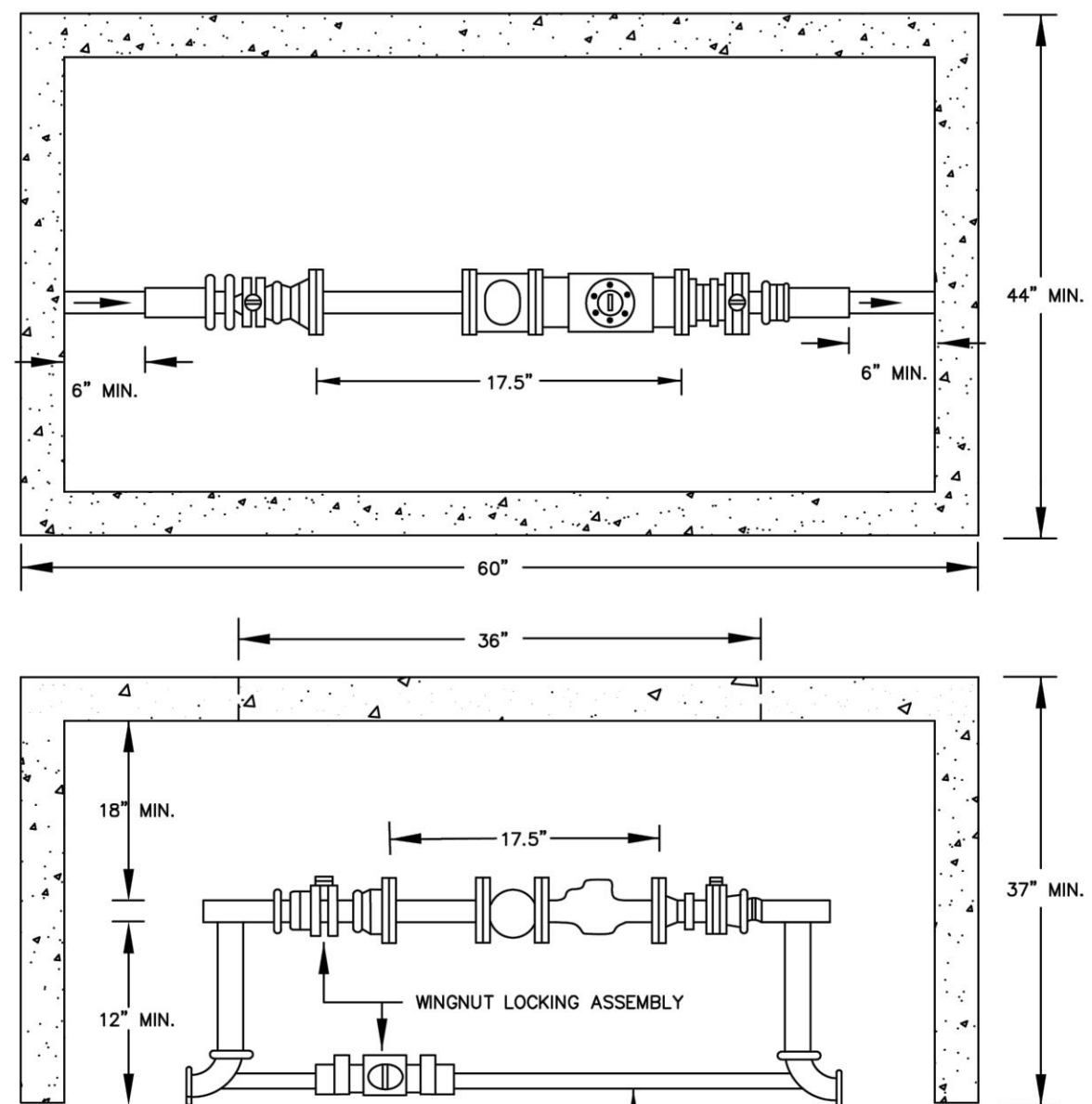
TD-13



### TYPICAL METER VAULT

N.T.S.  
FIG. W-7A

TD-14

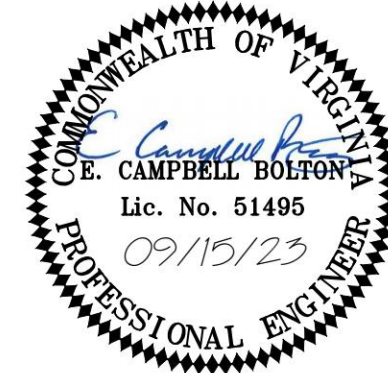


- NOTES:
1. PROVIDE A 6" THICK GRAVEL BED BENEATH THE METER VAULT.
  2. MINIMUM WALL THICKNESS FOR PRECAST OR POUR-IN-PLACE VAULTS SHALL BE 4".
  3. THE OUTSIDE OF THE VAULT BELOW GRADE SHALL BE COATED WITH AN APPROVED WATER PROOFING COMPOUND.

### TYPICAL METER VAULT (1 1/2" METER)

NTS  
FIG. W-7B

TD-15



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09/15/2023

DRAWN BY  
R.VAN NIEKERK

DESIGNED BY  
R.VAN NIEKERK

CHECKED BY  
C. BOLTON

SCALE  
N/A

# TIMMONS GROUP

SENTARA MARTHA JEFFERSON HOSPITAL EARLY LEARNING CENTER  
ALBEMARLE COUNTY, VA

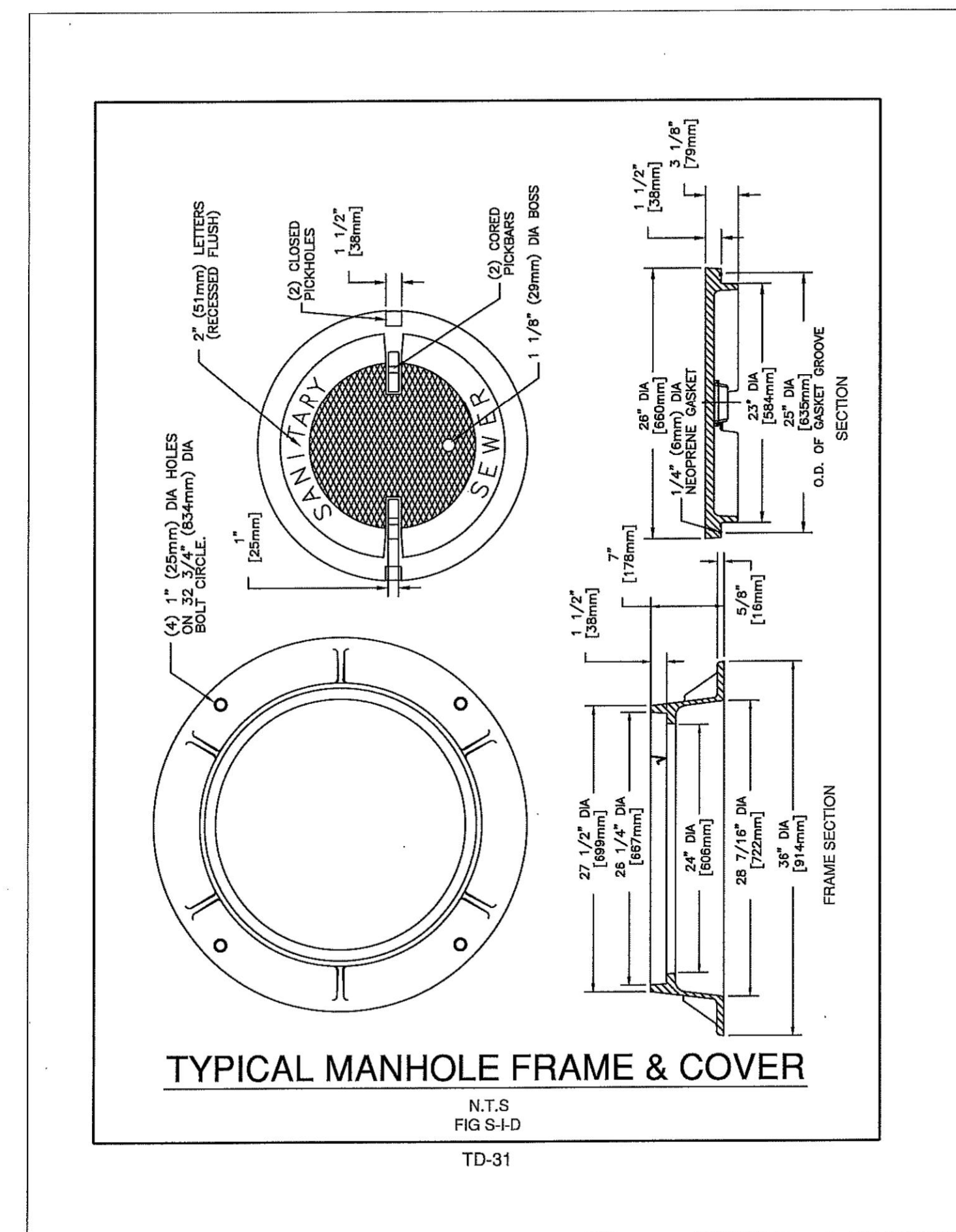
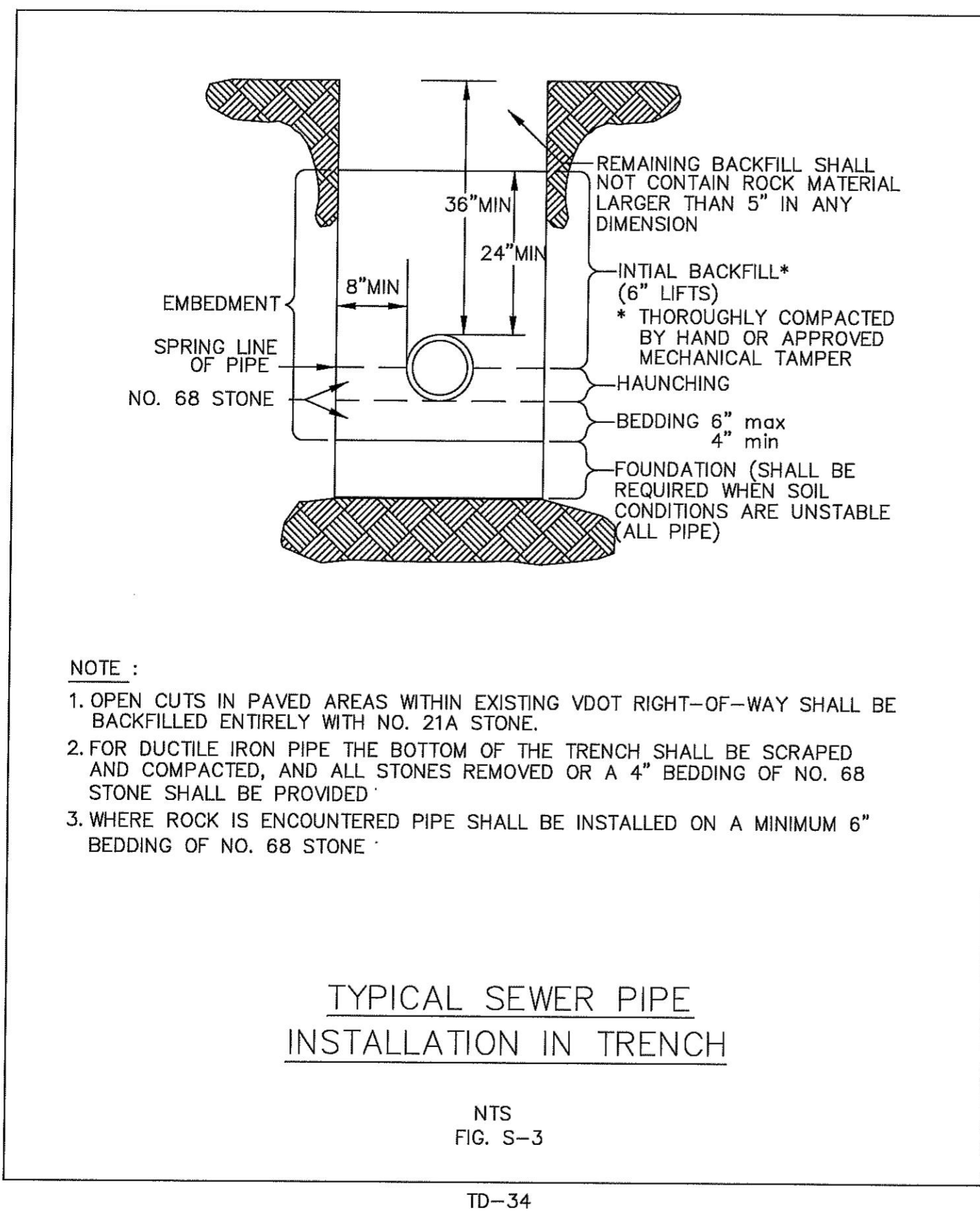
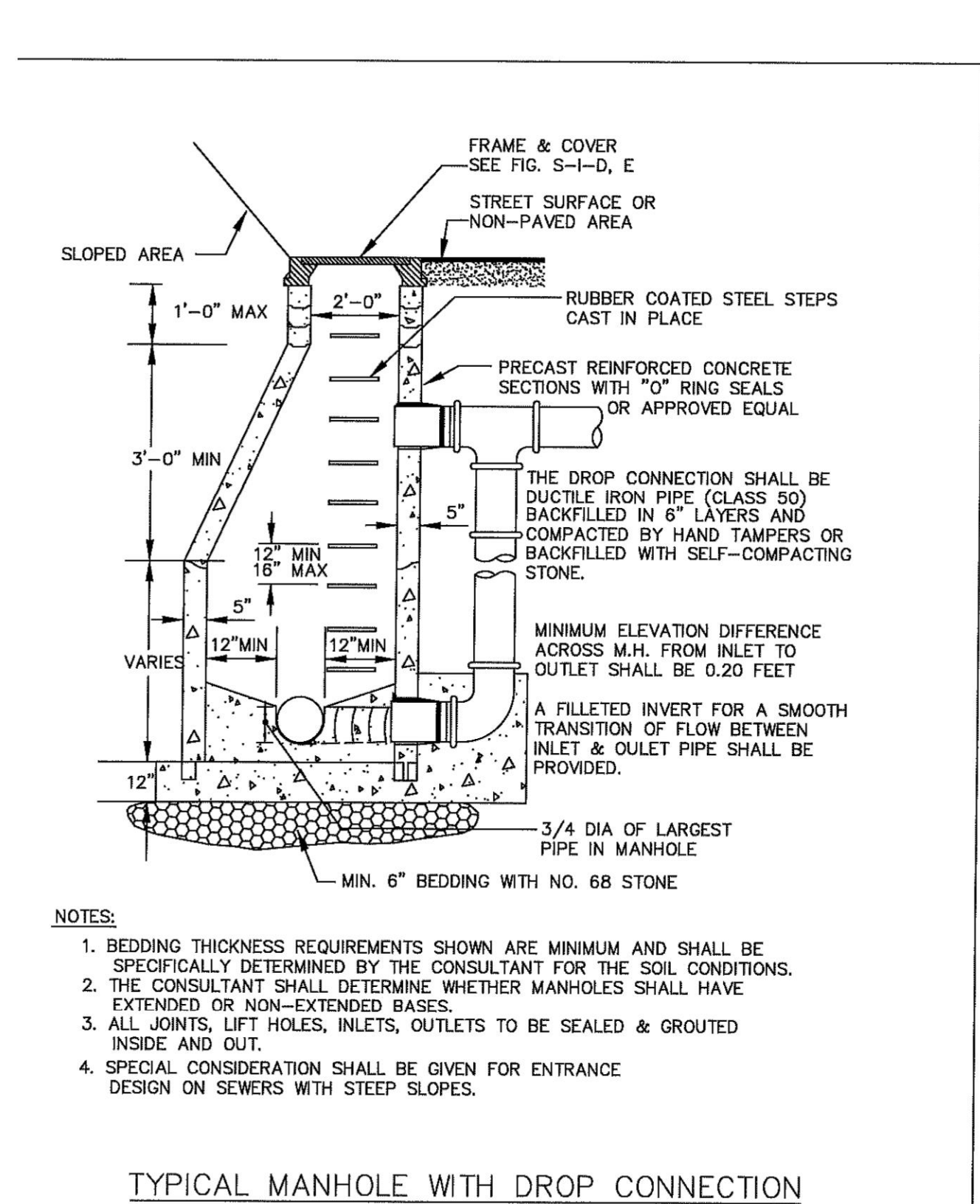
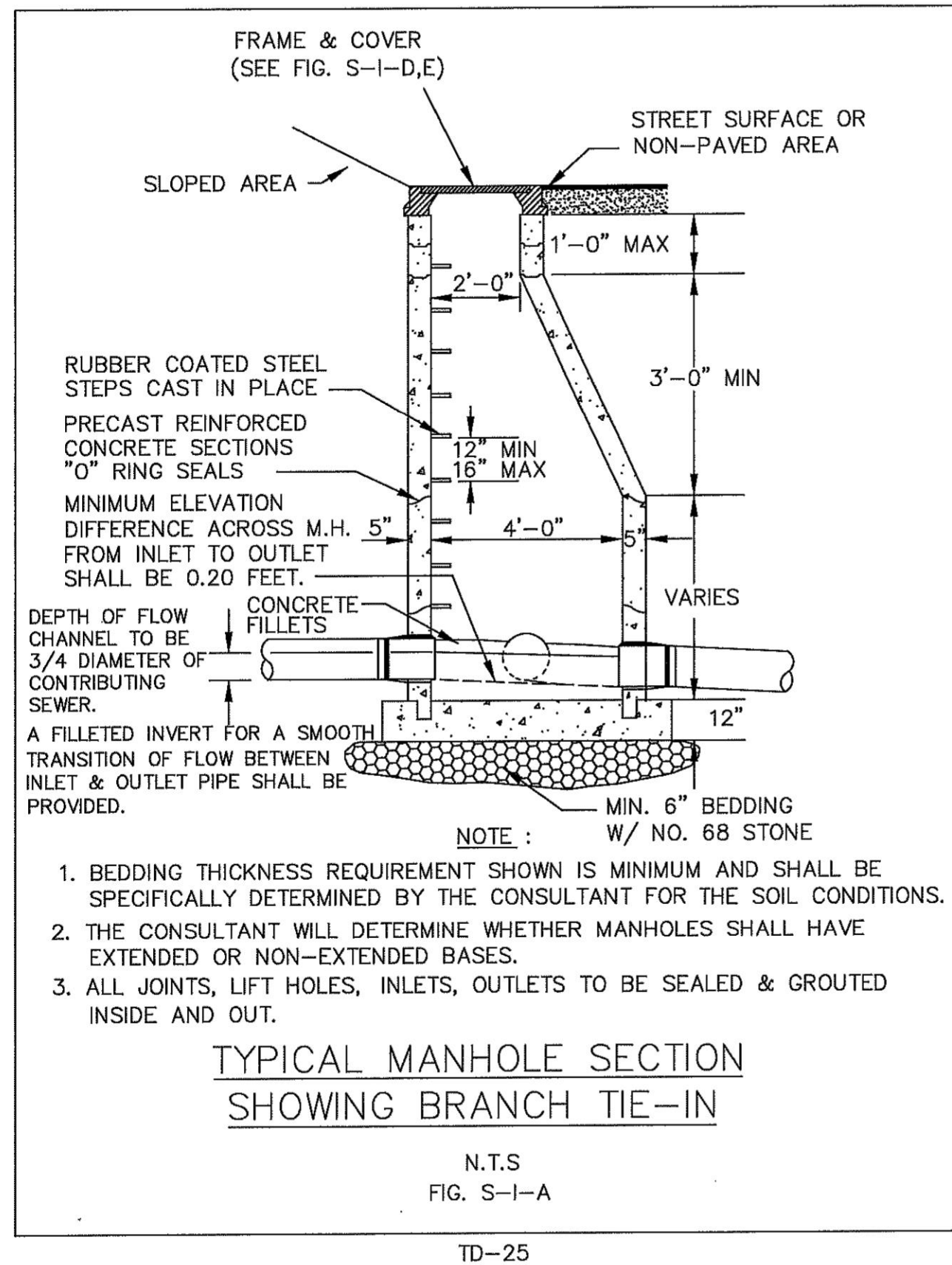
UTILITY DETAILS


JOB NO.  
59380

SHEET NO.  
C0.3

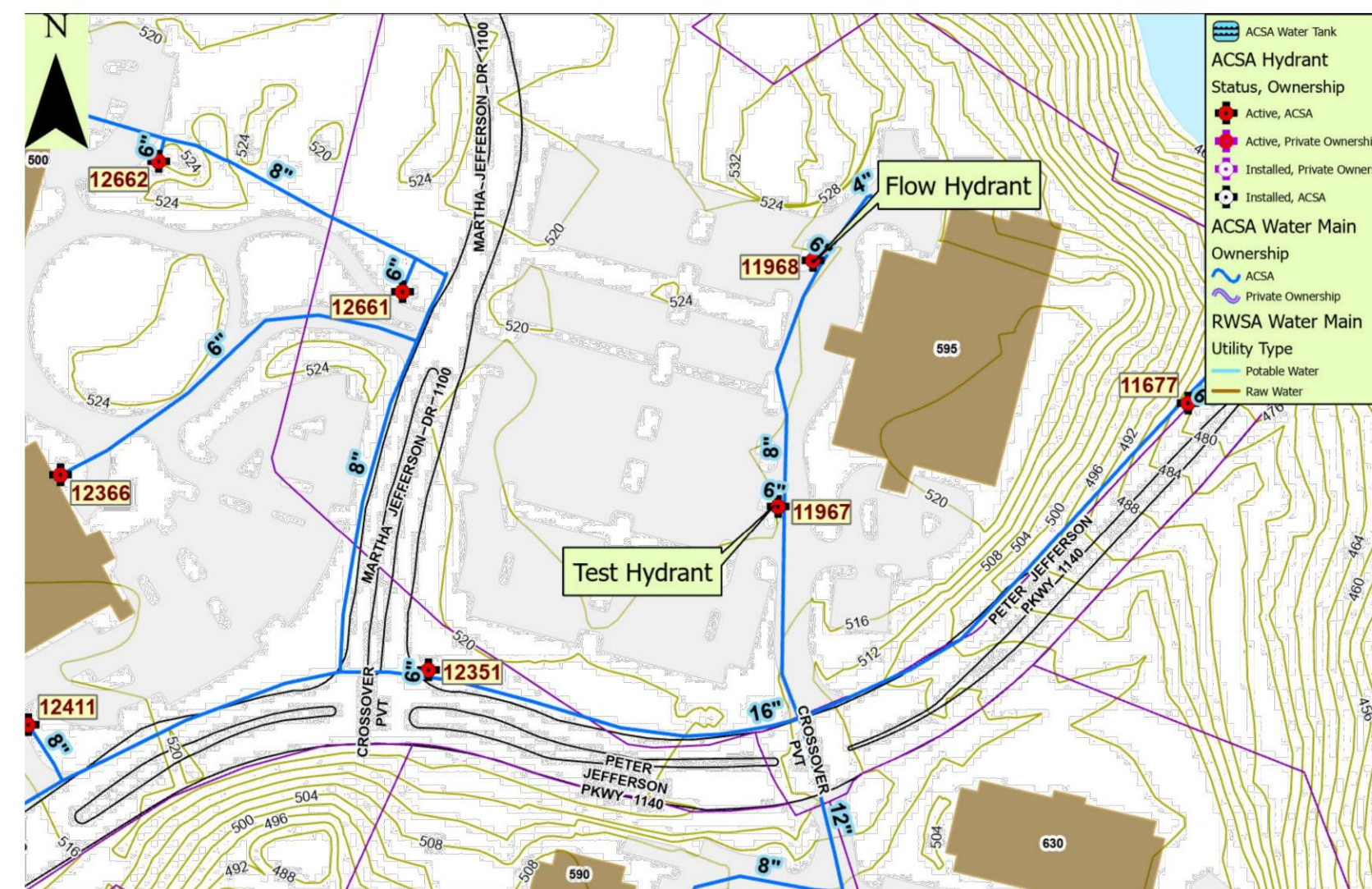
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 <p><b>Albemarle County</b>  <b>Service Authority</b>          Serving • Conserving</p> <p style="font-size: small;">168 Spotswood Road Charlottesville, VA 22911 (434) 977-4011</p>	<h1 style="margin: 0;">Hydrant Report</h1> <div style="text-align: right; margin-top: -40px;">             Date of Report  <span style="background-color: #e0e0e0; padding: 2px 10px;">8/4/2023</span> </div>
--	---

Location	<input type="text" value="595 Martha Jefferson Dr"/>	Pressure Zone	<input type="text" value="Urban Ring"/>
Date and Time of Test	<input type="text" value="8/3/2023 9:06:00 AM"/>		
Minutes of Flow	<input type="text" value="2"/>		
Pipe Size (Inches)	<input type="text" value="8"/>		
Pressure Hydrant	<input type="text" value="11967"/>		
Static Pressure (psi)	<input type="text" value="57.3"/>		
Residual Pressure (psi)	<input type="text" value="46.8"/>		
<input type="checkbox"/> Q20 Looped <input type="checkbox"/> Q20 Multiple Inline Hydrants <input checked="" type="checkbox"/> Q20 Single Flow <input type="checkbox"/> Sprinkler Test Single Flow			
Flow Hydrant #1	<input type="text" value="11968"/>	Pitot Pressure #1 (psi)	<input type="text" value="37.6"/> Yellow 1 <input checked="" type="checkbox"/> Test Flow 1 <input type="text" value="1034"/>
Flow Hydrant #2	<input type="text"/>	Pitot Pressure #2 (psi)	<input type="text"/> Yellow 2 <input type="checkbox"/> Test Flow 2 <input type="text" value="0"/>
Flow Hydrant #3	<input type="text"/>	Pitot Pressure #3 (psi)	<input type="text"/> Yellow 3 <input type="checkbox"/> Test Flow 3 <input type="text" value="0"/>
Total Estimated Flow (gpm)	<input type="text" value="1034"/>		
AWWA Q20 Calculation (gpm)	<input type="text" value="2050"/>		
(No value in Q20 indicates insufficient pressure drop for Q20 OR a sole sprinkler test.)			
<b>Comments</b> <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>			
For method of calculating pitot flow with a red Pollard diffuser see eqs. 13, Walicki and Lutes article 1990 Journal Management and Operations AWWA. For yellow Pollard diffusers, a best fit third order polynomial equation of the Pollard flow vs. pitot pressure gauge is used.			
Estimated Consumption (gal)	<input type="text" value="2068"/>	<input type="checkbox"/> Modeling Purposes Only	
For use for water audit			
Signature:	<i>Allen Bryant</i>		
Signature:			





timmons.com\img\30010309380-samp\_dwg\dwg\DWG\SheetCD\9380-103-C1 (D:TOPD.dwg) [Plotted on 01/15/2023 4:10 PM] by Kaitlyn Burger

**SUBSURFACE UTILITY DESIGNATION NOTES:**

**LEGEND**

EOI = END OF INFORMATION FOR UNDERGROUND UTILITY LINE - SIGNAL ENDED AT THIS LOCATION.

**UNDERGROUND UTILITY NOTES:**

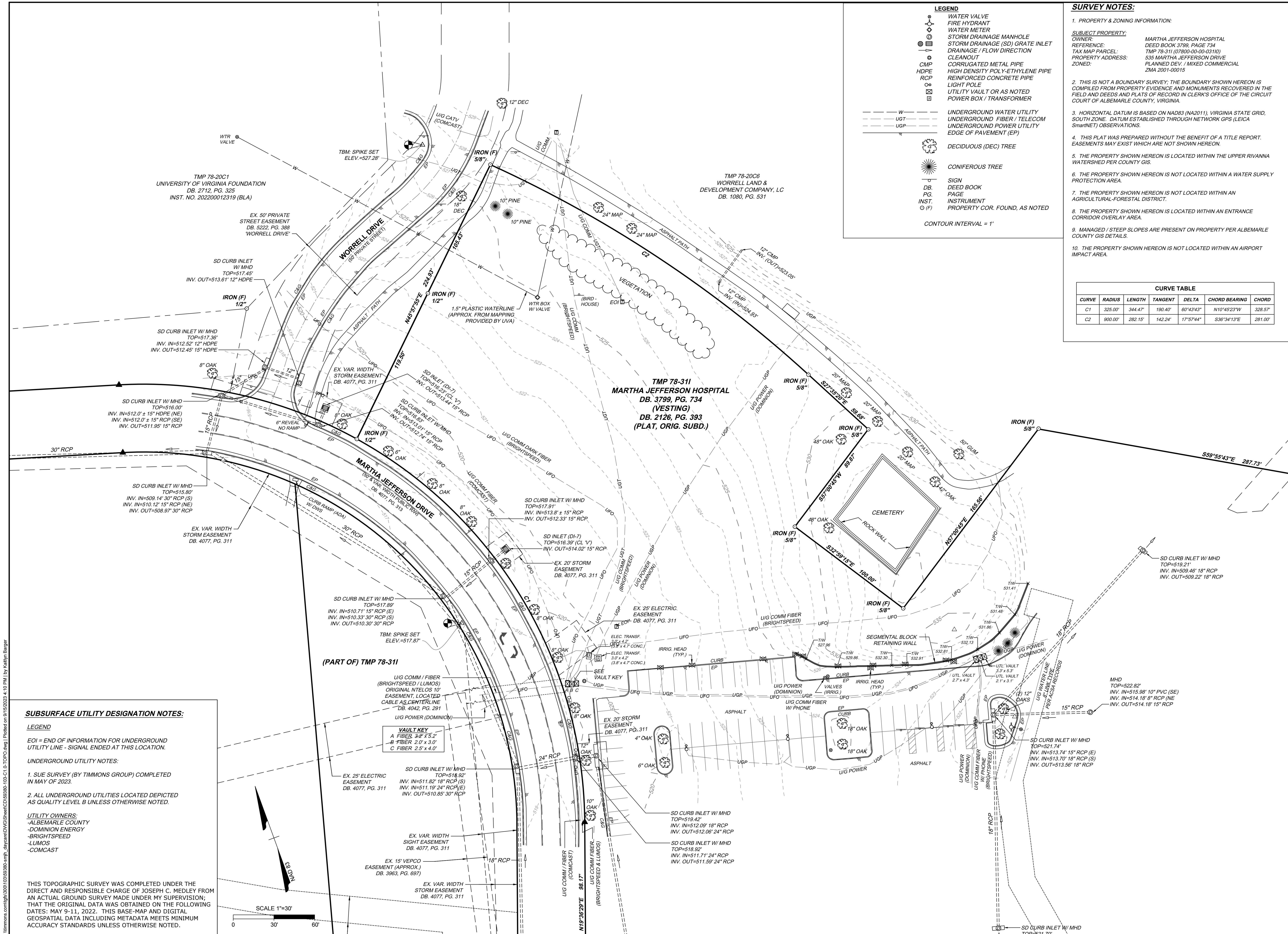
1. SUE SURVEY (BY TIMMONS GROUP) COMPLETED IN MAY OF 2023.

2. ALL UNDERGROUND UTILITIES LOCATED DEPICTED AS QUALITY LEVEL B UNLESS OTHERWISE NOTED.

**UTILITY OWNERS:**

-ALBEMARLE COUNTY  
-DOMINION ENERGY  
-BRIGHTSPEED  
-LUMOS  
-COMCAST

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF JOSEPH C. MEDLEY FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON THE FOLLOWING DATES: MAY 9-11, 2022. THIS BASE-MAP AND DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.



**LEGEND**

- WATER VALVE
- FIRE HYDRANT
- WATER METER
- STORM DRAINAGE (SD) GRATE INLET
- DRAINAGE / FLOW DIRECTION
- CLEANOUT
- CORRUGATED METAL PIPE
- HIGH DENSITY POLY-ETHYLENE PIPE
- REINFORCED CONCRETE PIPE
- LIGHT POLE
- UTILITY VAULT OR AS NOTED
- POWER BOX / TRANSFORMER
- UNDERGROUND WATER UTILITY
- UNDERGROUND FIBER / TELECOM
- UNDERGROUND POWER UTILITY
- EDGE OF PAVEMENT (EP)
- DECIDUOUS (DEC) TREE
- CONIFEROUS TREE
- SIGN
- DEED BOOK
- PG.
- INST.
- PROPERTY COR. FOUND, AS NOTED

CONTOUR INTERVAL = 1'

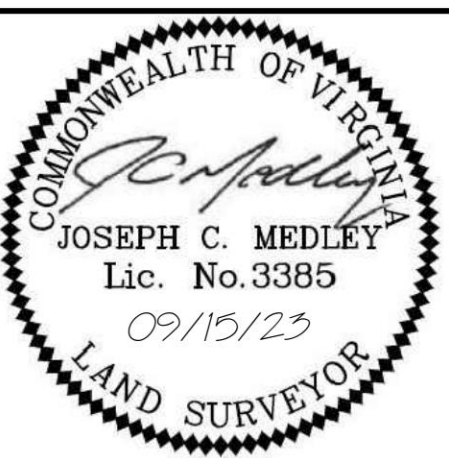
**SURVEY NOTES:**

**1. PROPERTY & ZONING INFORMATION:**

- SUBJECT PROPERTY:**  
OWNER: MARTHA JEFFERSON HOSPITAL  
REFERENCE: DEED BOOK 3799, PAGE 734  
TAX MAP PARCEL: TMP 78-311 (07800-00-00-0310)  
PROPERTY ADDRESS: 535 MARTHA JEFFERSON DRIVE  
ZONED: PLANNED DEV / MIXED COMMERCIAL  
ZMA 2001-00015
- 2. THIS IS NOT A BOUNDARY SURVEY. THE BOUNDARY SHOWN HEREON IS COMPILED FROM PROPERTY EVIDENCE AND MONUMENTS RECOVERED IN THE FIELD AND DEEDS AND PLATS OF RECORD IN CLERK'S OFFICE OF THE CIRCUIT COURT OF ALBEMARLE COUNTY, VIRGINIA.**
- 3. HORIZONTAL DATUM IS BASED ON NAD83 (NA2011), VIRGINIA STATE GRID, SOUTH ZONE. DATUM ESTABLISHED THROUGH NETWORK GPS (LEICA SmartNET) OBSERVATIONS.**
- 4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.**
- 5. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE UPPER RIVANNA WATERSHED PER COUNTY GIS.**
- 6. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A WATER SUPPLY PROTECTION AREA.**
- 7. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.**
- 8. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN ENTRANCE CORRIDOR OVERLAY AREA.**
- 9. MANAGED / STEEP SLOPES ARE PRESENT ON PROPERTY PER ALBEMARLE COUNTY GIS DETAILS.**
- 10. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN AN AIRPORT IMPACT AREA.**

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	325.00'	344.47'	190.40'	80°43'43"	N10°45'23"W	328.57'
C2	900.00'	282.15'	142.24'	17°57'44"	S36°34'13"E	281.00'



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J. MEDLEY

DESIGNED BY

J. MEDLEY

CHECKED BY

J. MEDLEY

SCALE

1" = 30'

**TIMMONS GROUP**

SENTARA MARTHA JEFFERSON HOSPITAL EARLY LEARNING CENTER

ALBEMARLE COUNTY, VA

TOPOGRAPHIC SURVEY

JOB NO.

59380

SHEET NO.

C1.0

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TMP 78-20C1  
UNIVERSITY OF VIRGINIA FOUNDATION  
DB. 2712, PG. 325  
INST. NO. 202200012319 (BLA)

TMP 78-20C6  
WORRELL LAND &  
DEVELOPMENT COMPANY, LC  
DB. 1080, PG. 531

(PART OF) TMP 78-311

TMP 78-311  
MARTHA JEFFERSON HOSPITAL  
DB. 3799, PG. 734  
(VESTING)  
DB. 2126, PG. 393  
(PLAT, ORIG. SUBD.)

MARTHA JEFFERSON DRIVE  
(60' & VAR. WIDTH PUBLIC R/W)  
DB. 4097 PG. 913

WORRELL DRIVE  
(60' PRIVATE STREET)

LIMITS OF SURVEY, ITEMS  
OUTSIDE LIMITS ARE  
ALBERMARLE COUNTY GIS

PROPERTY LINE

PROPERTY LINE

SENTARA MARTHA  
JEFFERSON OUTPATIENT  
CARE CENTER AT PANTOPS

SENTARA MARTHA  
JEFFERSON DAYCARE  
(THIS PROJECT)

SCALE 1"=50'  
0 50' 100'

NAD 83

# TIMMONS GROUP

## SENTARA MARTHA JEFFERSON HOSPITAL EARLY LEARNING CENTER ALBERMARLE COUNTRY, VA AMENDMENT MAP

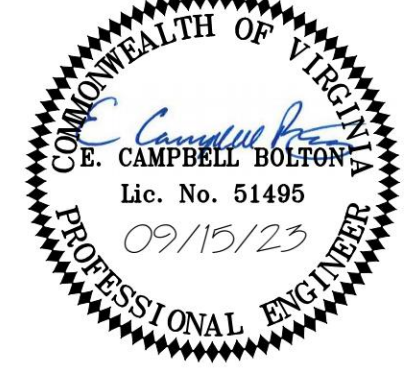
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C1.1

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DATE	DRAWN BY
09/15/2023	R. VAN NIEKERK
DATE	DESIGNED BY
	R. VAN NIEKERK
DATE	CHECKED BY
	C. BOLTON
DATE	SCALE
	1" = 50'

REVISION DESCRIPTION

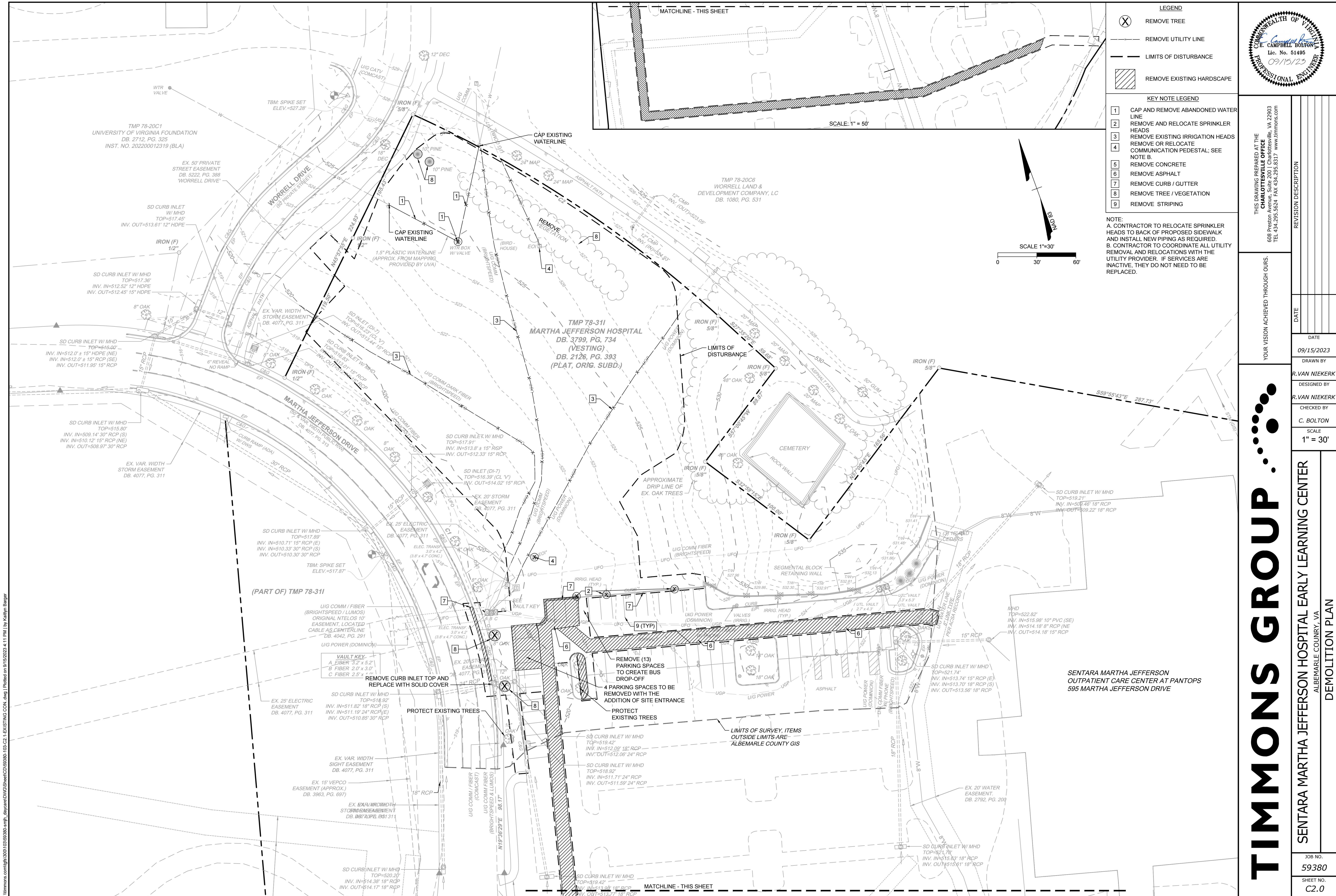
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**LEGEND**

- REMOVE TREE
- REMOVE UTILITY LINE
- LIMITS OF DISTURBANCE
- REMOVE EXISTING HARDSCAPE

**KEY NOTE LEGEND**

1	CAP AND REMOVE ABANDONED WATER LINE
2	REMOVE AND RELOCATE SPRINKLER HEADS
3	REMOVE EXISTING IRRIGATION HEADS
4	REMOVE OR RELOCATE COMMUNICATION PEDESTAL, SEE NOTE B
5	REMOVE CONCRETE
6	REMOVE ASPHALT
7	REMOVE CURB / GUTTER
8	REMOVE TREE / VEGETATION
9	REMOVE STRIPING

**NOTE:**  
A. CONTRACTOR TO RELOCATE SPRINKLER HEADS TO BACK OF PROPOSED SIDEWALK AND INSTALL NEW PIPING AS REQUIRED.  
B. CONTRACTOR TO COORDINATE ALL UTILITY REMOVAL AND RELOCATIONS WITH THE UTILITY PROVIDER. IF SERVICES ARE INACTIVE, THEY DO NOT NEED TO BE REPLACED.

**PROFESSIONAL ENGINEER**  
E. CAMPBELL BOLTON  
Lic. No. 51495  
09/15/23

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CHECKED BY C. BOLTON	
SCALE 1" = 30'	

**DEMOLITION PLAN**

JOB NO.  
**59380**

SHEET NO.  
**C2.0**

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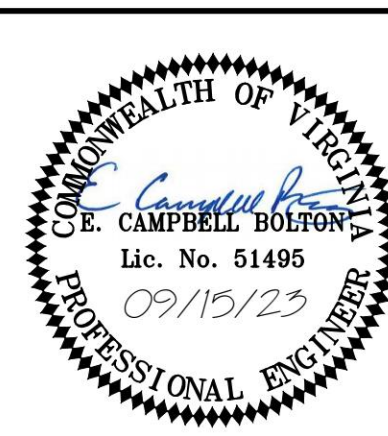
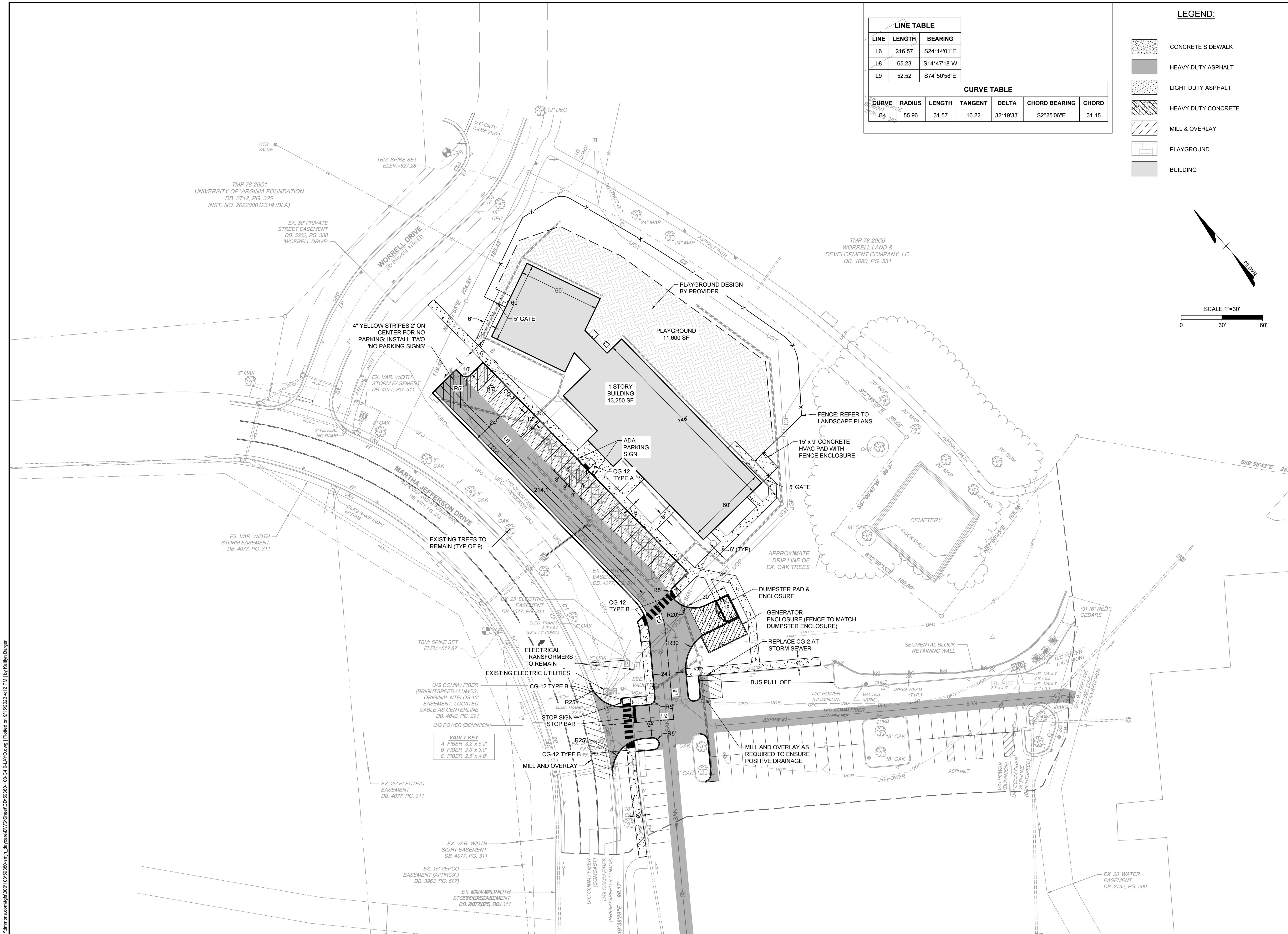
SENTARA MARTHA JEFFERSON HOSPITAL EARLY LEARNING CENTER  
ALBEMARLE COUNTY, VA

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CHECKED BY	C. BOLTON
SCALE	1" = 30'

**TIMMONS GROUP**

**SENTARA MARTHA JEFFERSON HOSPITAL EARLY LEARNING CENTER**  
ALBEMARLE COUNTY, VA  
**LAYOUT PLAN**

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DESIGNED BY	R. VAN NIEKERK
CHECKED BY	C. BOLTON
SCALE	1" = 30'

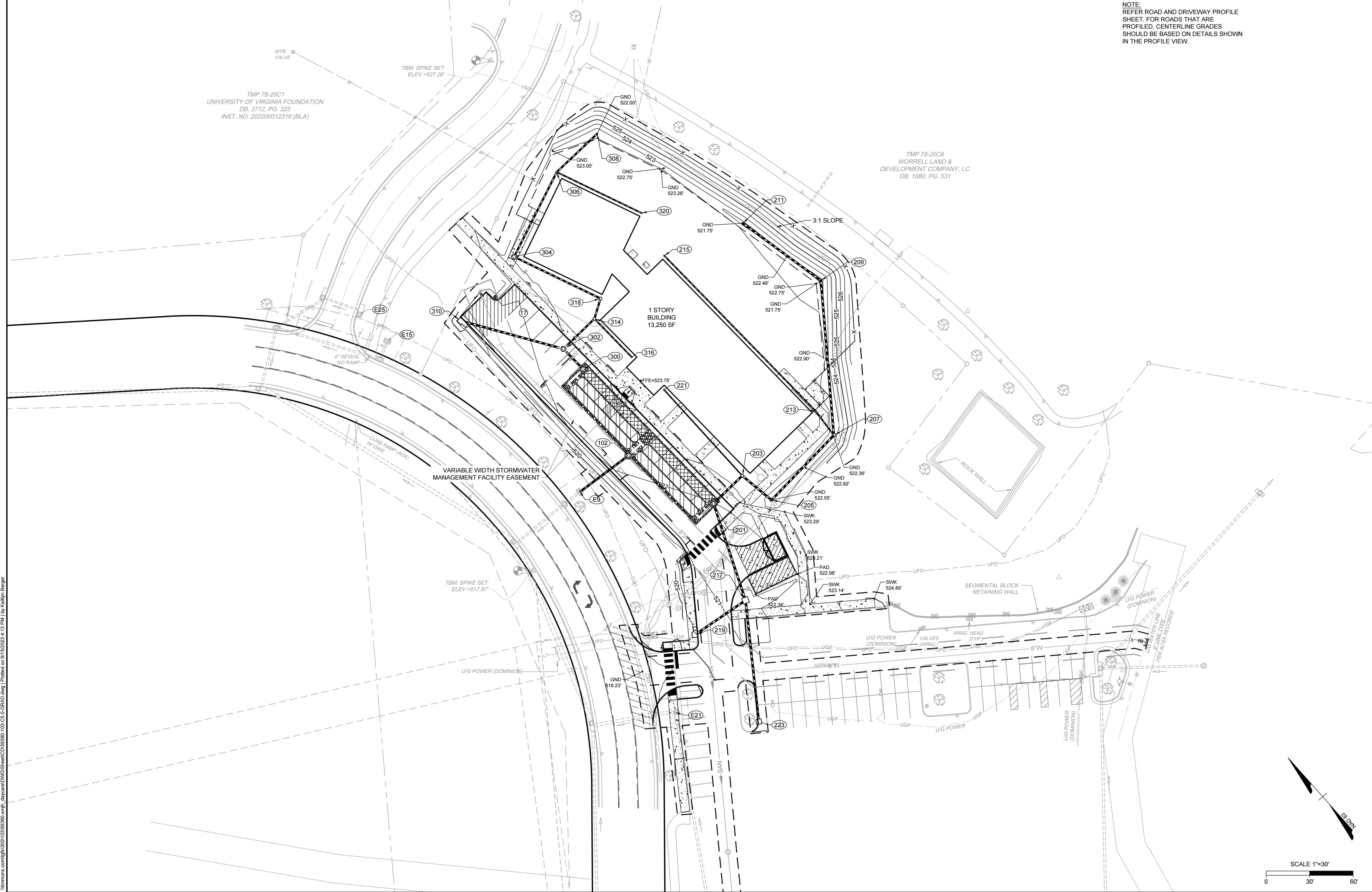
**SENTARA MARTHA JEFFERSON HOSPITAL EARLY LEARNING CENTER**  
ALBEMARLE COUNTY, VA

## GRADING AND DRAINAGE

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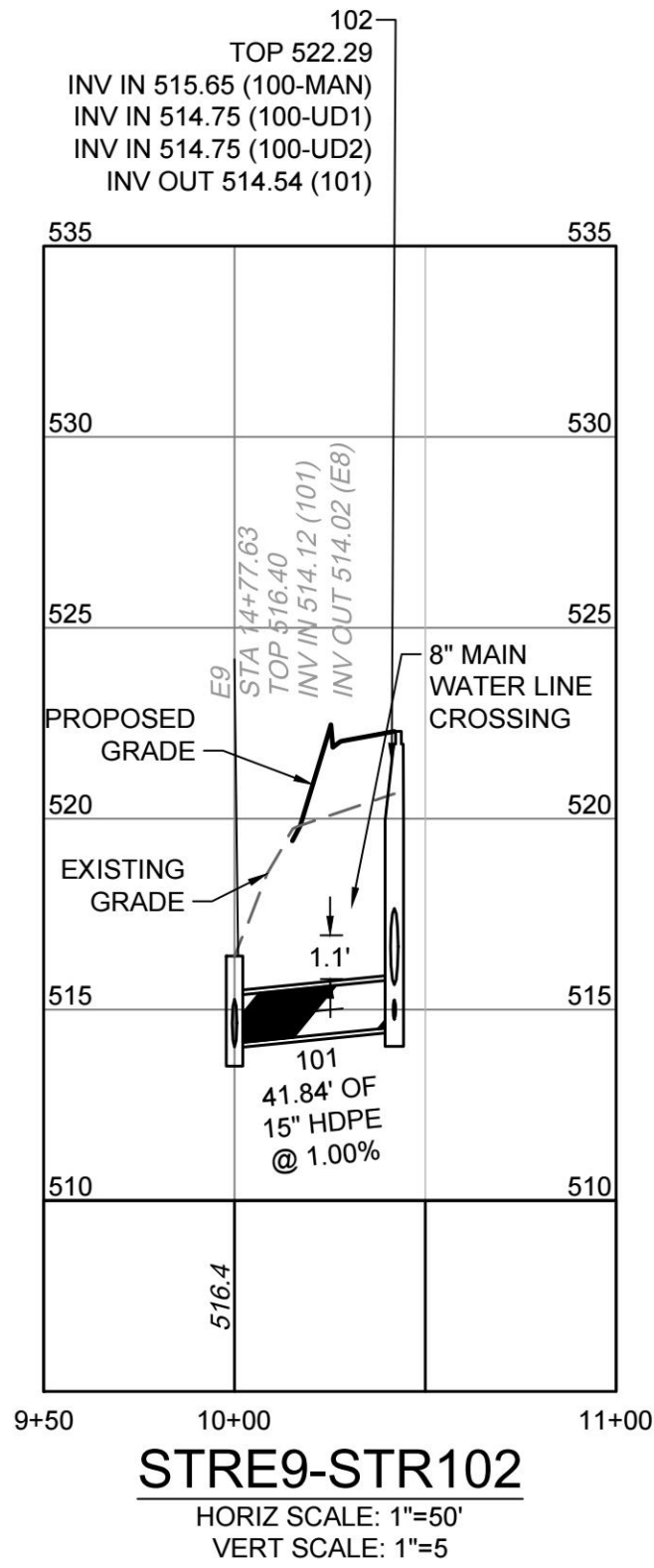
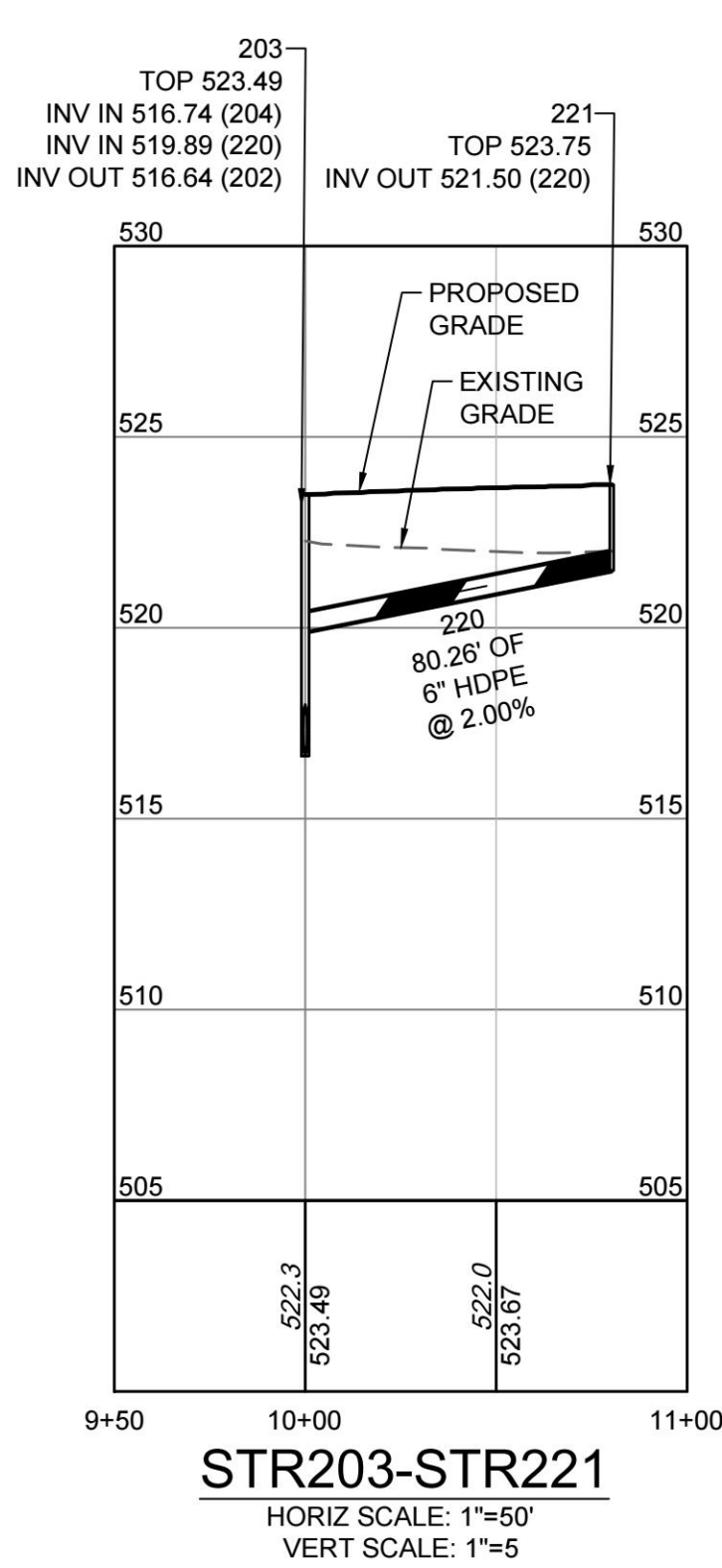
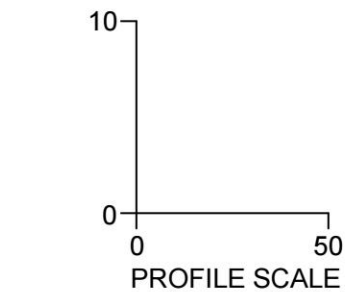








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STORM PIPE TABLE						
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH
101	15"	102 - E9	514.54	514.12	1.00%	41.84 LF

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
200-MAN	521.70	4.03'	6 " Cleanout
201	521.98	6.31'	STORM MANHOLE
203	523.49	6.85'	24" Basin - Circular Grate
205	522.55	5.62'	24" Basin - Circular Grate
207	522.37	4.72'	30" Basin - Circular Grate
209	521.75	3.20'	18" Basin - Circular Grate
211	521.75	2.60'	15" Basin - Circular Grate
213	523.59	3.50'	12" Basin - Circular Grate
215	523.72	1.97'	12" Basin - Circular Grate
217	521.40	5.01'	STORM MANHOLE W GRATE COVER
219	520.78	3.98'	DI-3B 6 ft Throat
221	523.75	2.25'	12" Basin - Circular Grate
223	520.37	3.37'	DI-2A

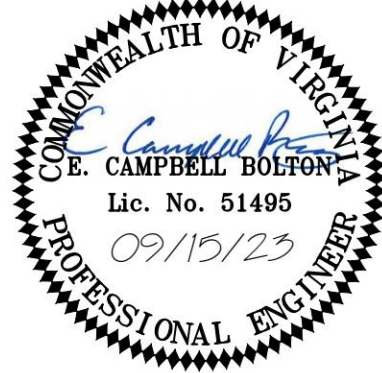
STORM PIPE TABLE						
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH
200-ISO	18"	201 - 200-ISO	515.67	515.67	0.00%	6.09 LF
200-MAN	24"	201 - 200-MAN	517.67	517.67	0.00%	13.91 LF
202	15"	203 - 201	516.64	516.43	0.75%	27.63 LF
204	15"	205 - 203	516.93	516.74	0.73%	26.29 LF
206	15"	207 - 205	517.65	517.18	0.76%	62.06 LF
208	15"	209 - 207	518.55	517.75	0.75%	107.20 LF
210	15"	211 - 209	519.15	518.65	0.75%	66.87 LF
212	8"	213 - 207	520.09	519.47	3.00%	20.73 LF
214	8"	215 - 213	521.75	520.25	1.00%	149.97 LF
216	15"	217 - 201	516.39	515.97	0.60%	70.40 LF
218	15"	219 - 217	516.80	516.49	0.74%	42.19 LF
220	6"	221 - 203	521.50	519.89	2.00%	80.26 LF
222	15"	223 - 217	517.00	516.49	0.60%	84.29 LF

- NOTES:
- INLET SHAPING (IS-1) IS SPECIFIED FOR ALL STRUCTURES
  - SAFETY SLABS (SL-1) ARE SPECIFIED FOR STRUCTURES TALLER THAN 12-FEET
  - WHERE PIPES AND STRUCTURES ARE PROPOSED IN FILL SECTIONS -95% COMPACTION IS REQUIRED
  - ALL DRAIN BASINS SHALL BE NYLOPLAST OR APPROVED EQUAL

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
E9	516.40	2.38'	EXISTING INLET
102	522.29	7.75'	DETENTION SYSTEM CONTROL STRUCTURE

STORM STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
300	522.65	6.98'	STORM MANHOLE
300-ISO	522.72	7.05'	6 " Cleanout
302	522.45	6.49'	STORM MANHOLE
304	523.27	5.01'	STORM MANHOLE
306	523.65	4.63'	15" Basin - Circular Grate
308	522.00	2.50'	12" Basin - Circular Grate
310	521.11	3.61'	DI-3B 6 ft Throat
314	523.66	6.40'	24" Basin - Circular Grate
316	523.75	3.56'	12" Basin - Circular Grate
318	523.75	6.25'	24" Basin - Circular Grate
320	523.71	2.46'	12" Basin - Circular Grate

STORM PIPE TABLE							
PIPE #	DIA	FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DESCRIPTION
300-ISO	18"	300 - 300-ISO	515.67	515.67	0.00%	6.13 LF	18" HDPE
300-MAN	24"	300 - 300-MAN	517.67	517.67	0.00%	13.89 LF	24" HDPE
301	15"	302 - 300	515.96	515.77	1.00%	19.46 LF	15" HDPE
303	12"	304 - 318	518.26	517.60	1.00%	66.28 LF	12" HDPE
305	12"	306 - 304	519.02	518.36	1.00%	65.51 LF	12" HDPE
307	12"	308 - 306	519.50	519.12	1.00%	38.39 LF	12" HDPE
309	15"	310 - 302	517.50	517.21	0.39%	73.31 LF	15" HDPE
313	12"	314 - 302	517.26	516.96	1.00%	29.86 LF	12" HDPE
315	8"	316 - 314	520.19	519.45	2.00%	36.95 LF	8" HDPE
317	12"	318 - 314	517.50	517.36	1.00%	14.63 LF	12" HDPE
319	8"	320 - 306	521.25	520.60	1.00%	65.00 LF	8" HDPE



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DRAWN BY

R.VAN NIEKERK

DESIGNED BY

R.VAN NIEKERK

CHECKED BY

C. BOLTON

SCALE  
H:1" = 50'  
V:1" = 10'

**TIMMONS GROUP**

SENTARA MARTHA JEFFERSON HOSPITAL EARLY LEARNING CENTER  
ALBEMARLE COUNTY, VA

**STORM SEWER PROFILES**

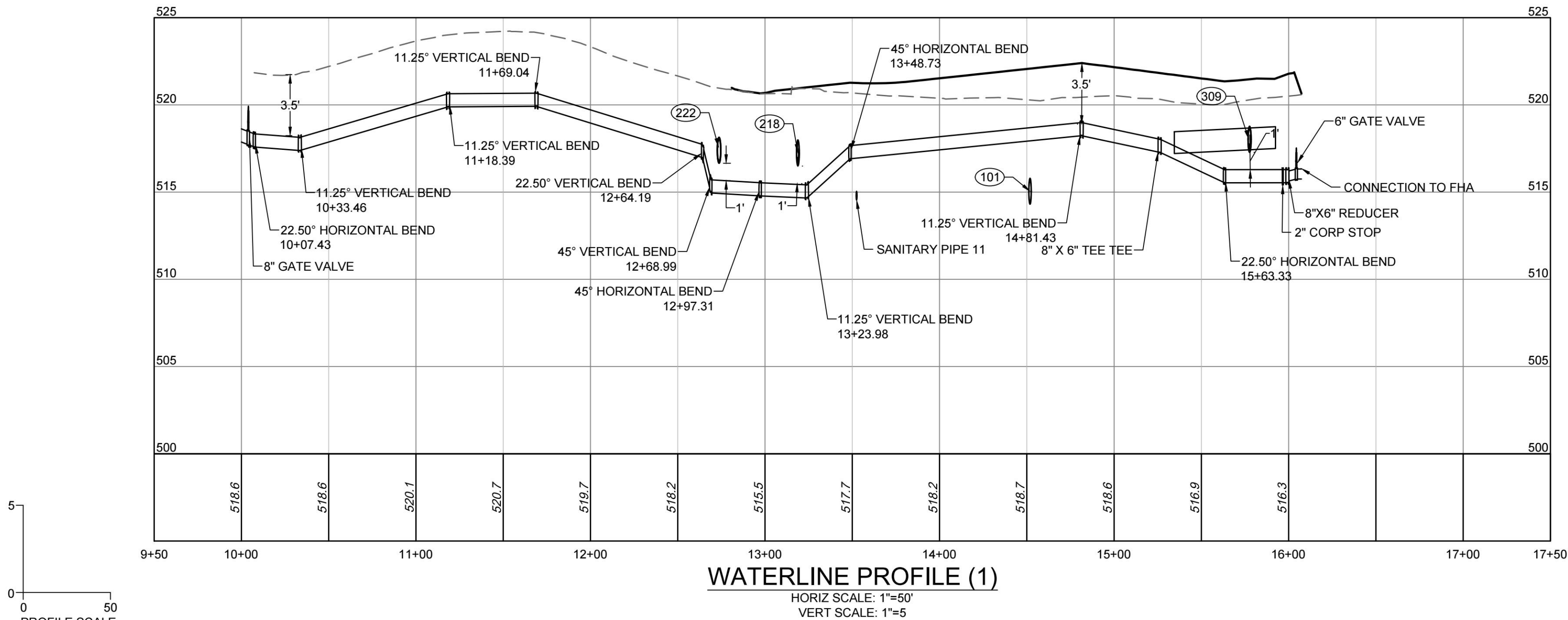
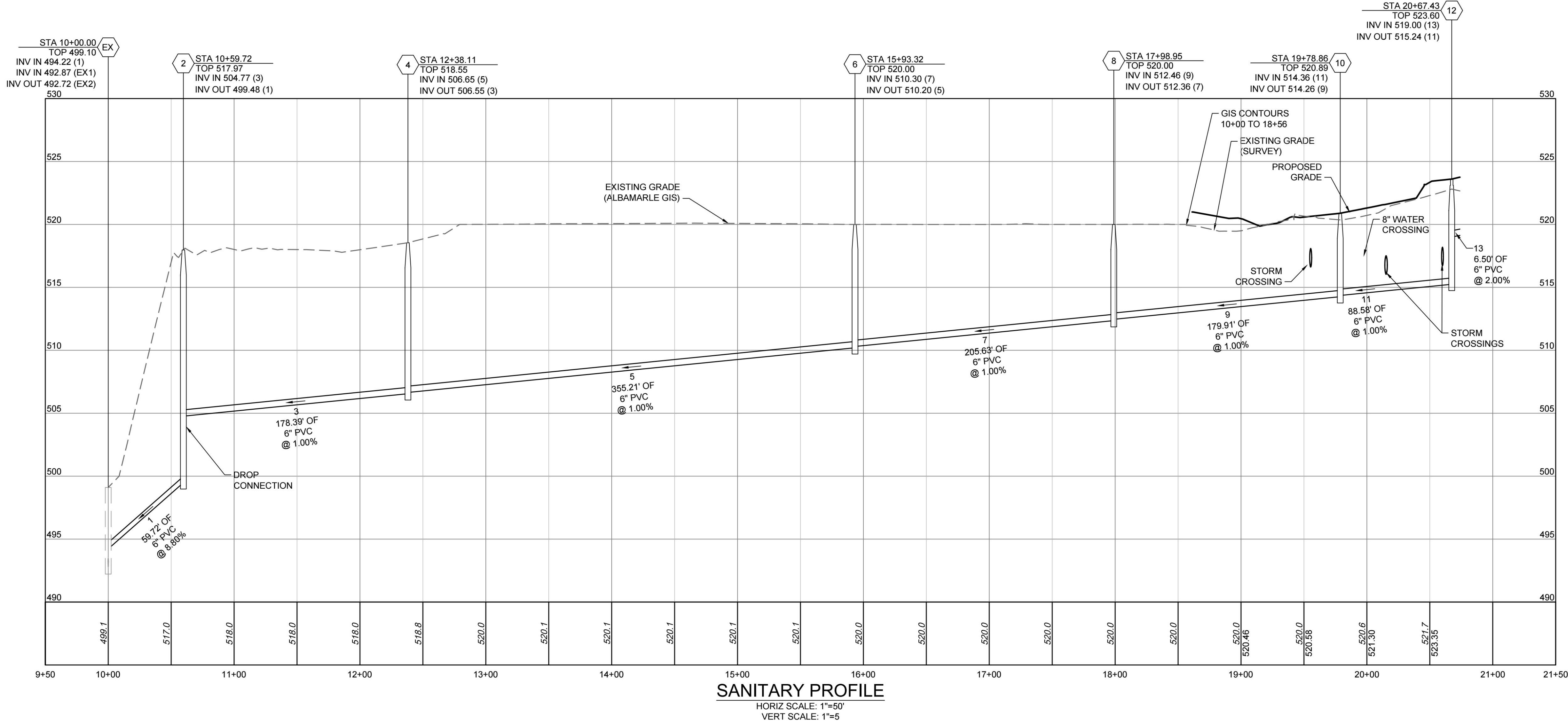
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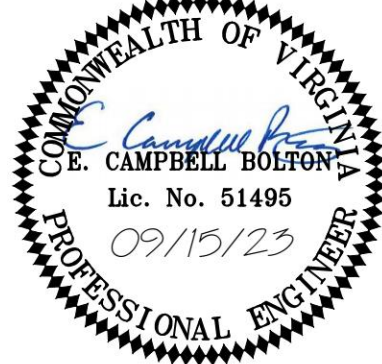
**SANITARY SEWER SCHEDULE**

EX	TOP = 499.10 INV IN = 494.22 (W) INV IN = 492.87 (NW) INV OUT = 492.72 (SE)
2	TOP = 517.97 INV IN = 504.77 (W) INV OUT = 499.48 (E)
4	TOP = 518.55 INV IN = 506.65 (W) INV OUT = 506.55 (E)
6	TOP = 520.00 INV IN = 510.30 (N) INV OUT = 510.20 (E)
8	TOP = 520.00 INV IN = 512.46 (N) INV OUT = 512.36 (S)
10	TOP = 520.89 INV IN = 514.36 (NE) INV OUT = 514.26 (S)
12	TOP = 523.60 INV IN = 519.00 (NW) INV OUT = 515.24 (SW)

PIPE TABLE				
PIPE NAME	SIZE	LENGTH	SLOPE	BEARING
9	6"	179.91 LF	1.00%	S14° 44' 16"W
5	6"	355.21 LF	1.00%	S74° 58' 22"E
3	6"	178.39 LF	1.00%	N88° 02' 39"E
1	6"	59.72 LF	8.80%	S68° 51' 34"E
7	6"	205.63 LF	1.00%	S14° 21' 04"W
13	6"	6.50 LF	2.00%	S24° 14' 01"E
11	6"	88.58 LF	1.00%	S46° 12' 33"W
EX1	8"	7.99 LF	0.00%	S28° 04' 27"E
EX2	6"	95.68 LF	0.91%	S48° 49' 04"E

SEWER STRUCTURE TABLE			
STRUCTURE #	TOP	STRUCTURE HEIGHT	DESCRIPTION
EX	499.10	6.38'	EX MH
2	517.97	18.50'	48" DROP MH
4	518.55	12.00'	48" Manhole
6	520.00	9.80'	48" Manhole
8	520.00	7.64'	48" Manhole
10	520.89	6.63'	48" Manhole
12	523.60	8.36'	48" Manhole

- NOTES:
- INLET SHAPING (IS-1) IS SPECIFIED FOR ALL STRUCTURES
  - SAFETY SLABS (SL-1) ARE SPECIFIED FOR STRUCTURES TALLER THAN 12-FEET
  - WHERE PIPES AND STRUCTURES ARE PROPOSED IN FILL SECTIONS -95% COMPACTION IS REQUIRED
  - ALL SANITARY SEWER INSTALLATIONS SHALL COMPLY WITH ACSA STANDARDS EVEN THOUGH SYSTEM SHALL BE PRIVATE.



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09/15/2023	R.VAN NIEKERK
CHECKED BY	R.VAN NIEKERK
SCALE	H:1" = 50' V:1" = 10'

**TIMMONS GROUP**

SENTARA MARTHA JEFFERSON HOSPITAL EARLY LEARNING CENTER

ALBEMARLE COUNTY, VA

UTILITY PROFILES

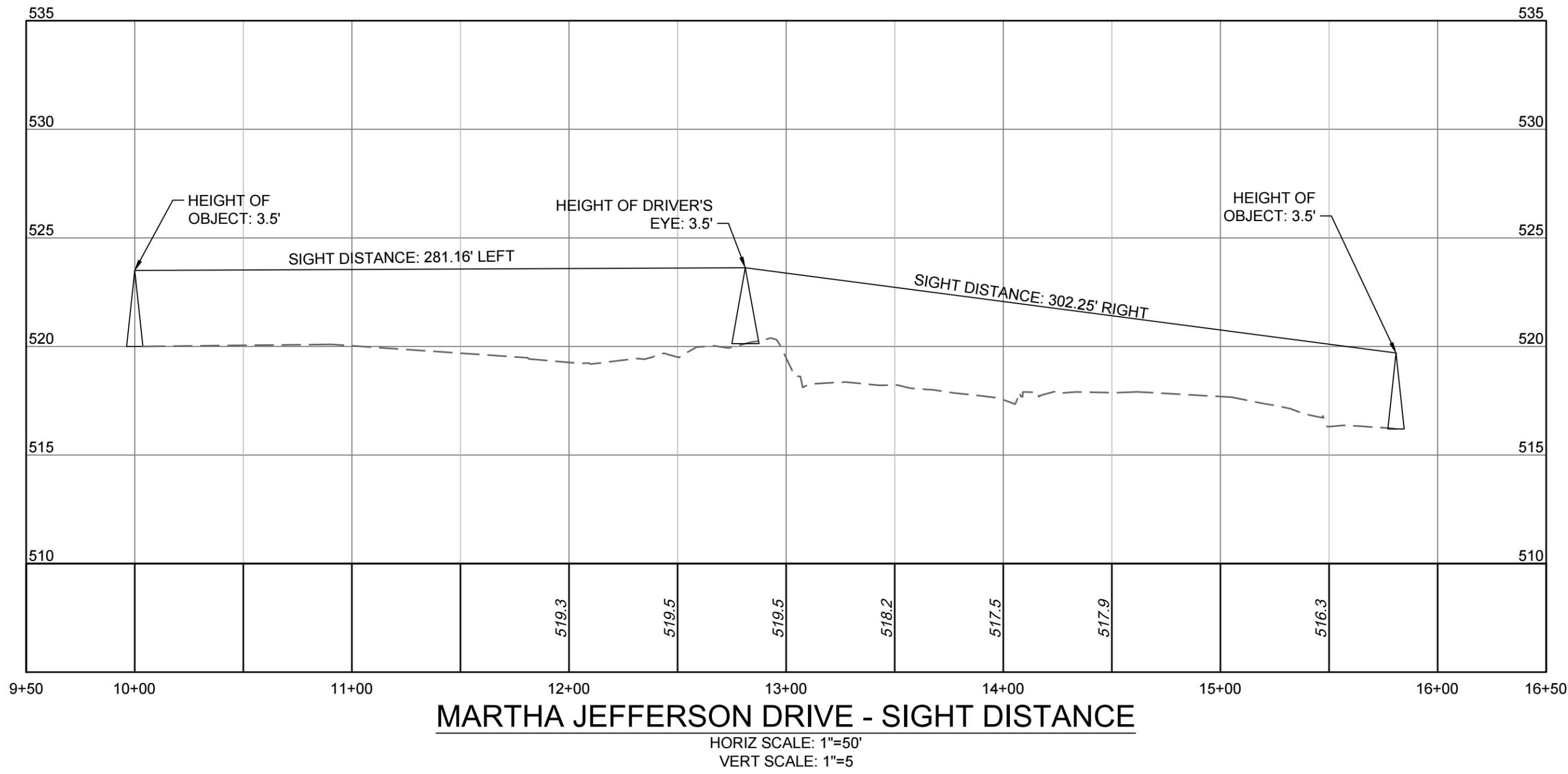
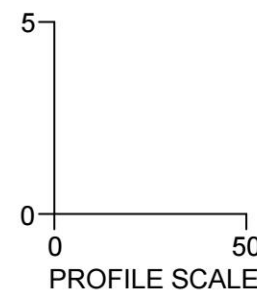
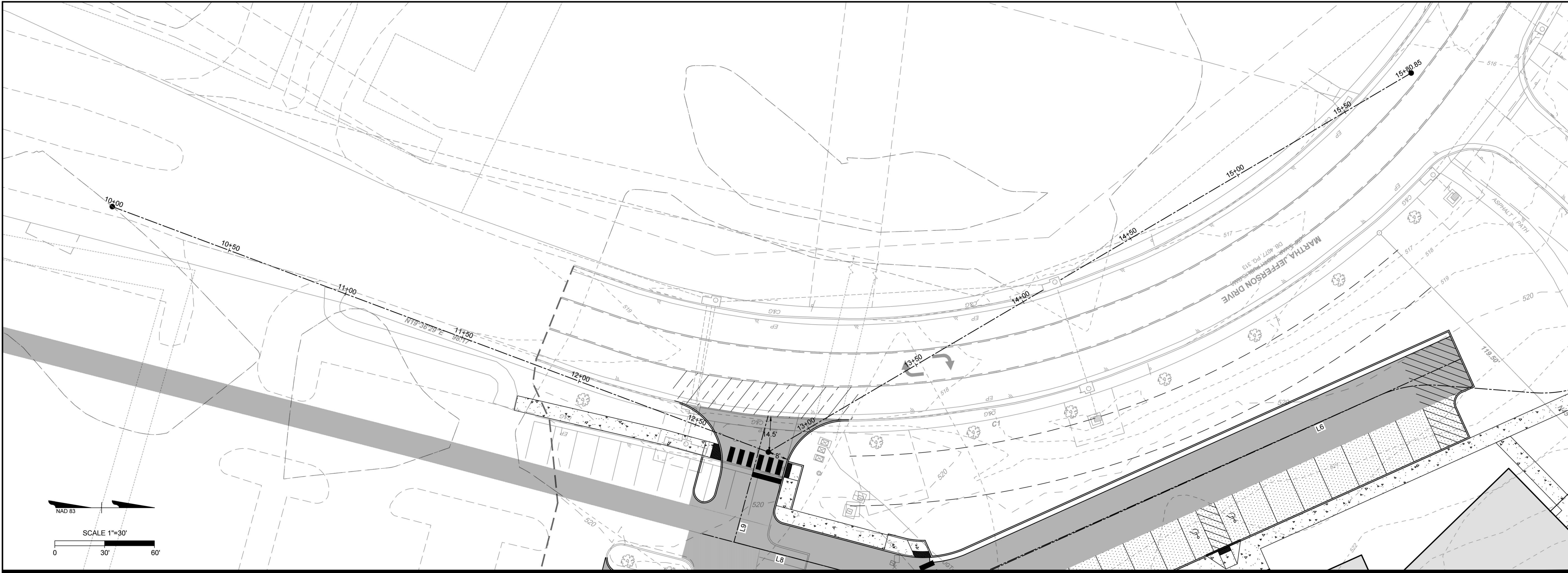
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MARTHA JEFFERSON DRIVE - SIGHT DISTANCE

HORIZ SCALE: 1"=60'  
VERT SCALE: 1"=5'



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DATE	DRAWN BY
09/15/2023	R. VAN NIEKERK
	DESIGNED BY
	R. VAN NIEKERK
	CHECKED BY
	C. BOLTON
	SCALE
	H: 1" = 50'
	V: 1" = 10'

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SENTARA MARTHA JEFFERSON HOSPITAL EARLY LEARNING CENTER  
ALBEMARLE COUNTY, VA

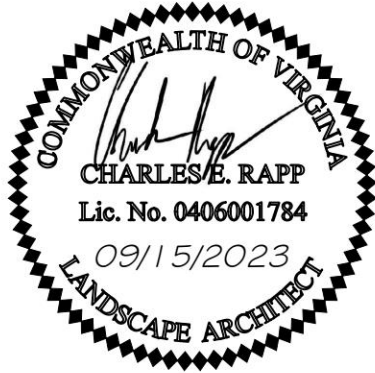
SIGHT DISTANCE PROFILES

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PLANT KEY	
TREES	BOTANICAL NAME
BET BHH	BETULA NIGRA 'HERITAGE'
SHRUBS	BOTANICAL NAME
JUN GRY	JUNIPERUS X 'GREY OWL'
HYP PRO	HYPERICUM PROLIFICUM



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DATE	REVISION DESCRIPTION

DATE	09/15/2023
DRAWN BY	M. RACHNER
DESIGNED BY	M. RACHNER
CHECKED BY	C. RAPP
SCALE	1" = 30'



**SENTARA MARTHA JEFFERSON HEALTH DAYCARE**  
ALBEMARLE COUNTY, VA

LANDSCAPE PLAN

JOB NO.  
*59380*

SHEET NO.  
*L1.0*

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GENERAL NOTES

PRE-CONSTRUCTION

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

CONSTRUCTION/INSTALLATION

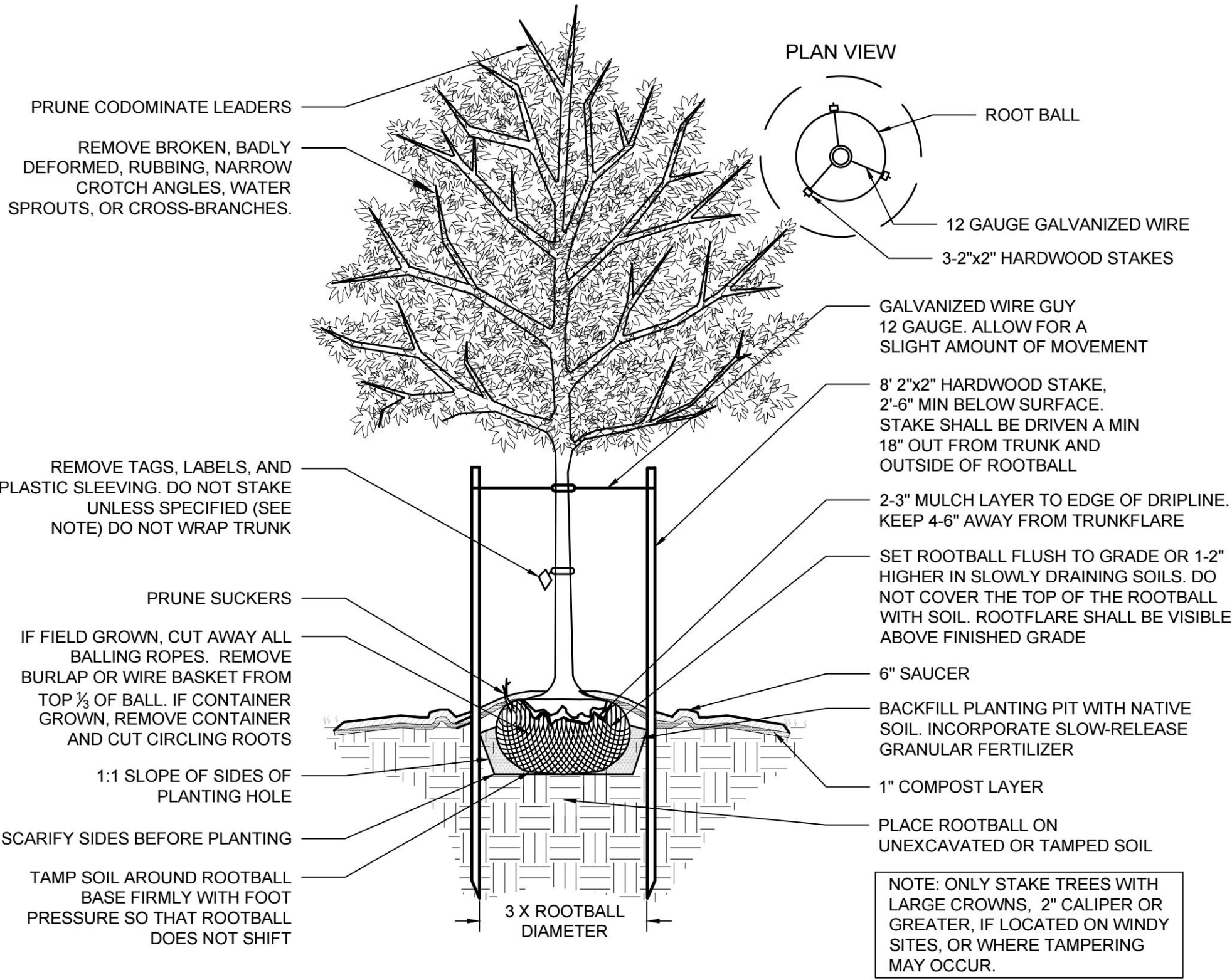
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNSIGHTLY CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
- LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH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

INSPECTIONS/GUARANTEE

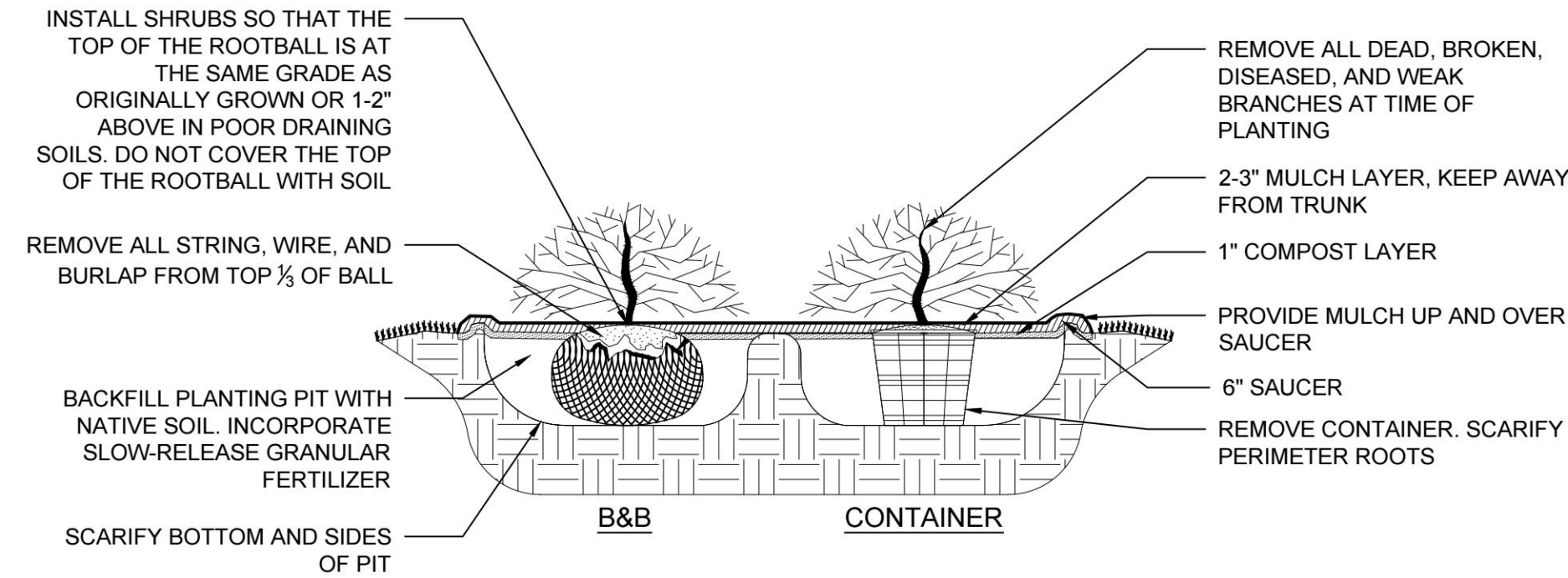
- UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT.
- ALL EXTERIOR PLANT MATERIALS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

MAINTENANCE

- OWNER IS RESPONSIBLE FOR LIFETIME MAINTENANCE AND HEALTH OF REQUIRED LANDSCAPING.



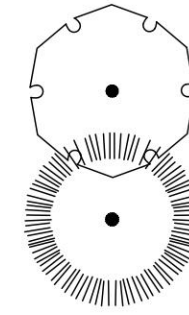
1 DECIDUOUS TREE - STAKING SPECIFIED  
NOT TO SCALE



2 SHRUB PLANTING  
NOT TO SCALE

PLANT SCHEDULE					
TREES	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT
BET BHH	3	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	2" CAL.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT
HYP PRO	6	HYPERICUM PROLIFICUM	SHRUBBY ST. JOHN'S WORT	24" HT./SPRD.	
JUN GRY	65	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	24" HT./SPRD.	3 GAL.

EXISTING TREE SCHEDULE



EXISTING OAK TREE	17
EXISTING PINE TREE	2

INTERIOR PARKING LOT LANDSCAPE AREA REQUIREMENTS

\* per Sec. 32.7.9.6 of the Albemarle County Code

PARKING LOT	REQUIREMENT	PARKING LOT AREA	CALCULATIONS	REQUIRED	PROVIDED
PARKING LOT #1	5% GROSS PARKING AREA	9,378 SF	9,378 x .05 = 469 SF	469 SF	860 SF

INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS

\* per Sec. 32.7.9.6 of the Albemarle County Code

PARKING LOT	REQUIREMENT	PARKING LOT SPACES	CALCULATIONS	REQUIRED	PROVIDED
PARKING LOT #1	1 LG. OR 1 MED. SHADE TREE PER 10 PARKING SPACES	17 NEW PARKING SPACES	17/10 = 1.7	2 LG. OR MED. SHADE TREES	3 LARGE SHADE TREES

TREE COVER CALCULATIONS

\* per Sec. 32.7.9.8 of the Albemarle County Code

SITE AREA	REQUIREMENT	CALCULATION	REQUIRED QUANTITY	PROVIDED QUANTITY
1.95 AC (GROSS SITE AREA)	10% COVER	1.95 AC x .1 = .195 AC = 8,494.2 SF	8,494.2 SF	7,427 SF(EXISTING) + 1,605 SF (PROPOSED) = 9,032 SF

NOTE:  
-WHERE A PARKING AREA IS LOCATED SO THAT PARKED CARS ARE VISIBLE FROM AN OFF-SITE STREET, SHRUBS ARE TO BE INSTALLED AT A MINIMUM HEIGHT OF 12'.  
-ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT; THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.



THIS DRAWING PREPARED AT THE  
**CHARLOTTEVILLE OFFICE**  
608 Preston Avenue, Suite 200 | Charlottesville, VA 22903  
TEL 434.293.5624 FAX 434.293.8317 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION	DATE
	09/15/2023
DRAWN BY	M. RACHNER
DESIGNED BY	M. RACHNER
CHECKED BY	C. RAPP
SCALE	N.A.

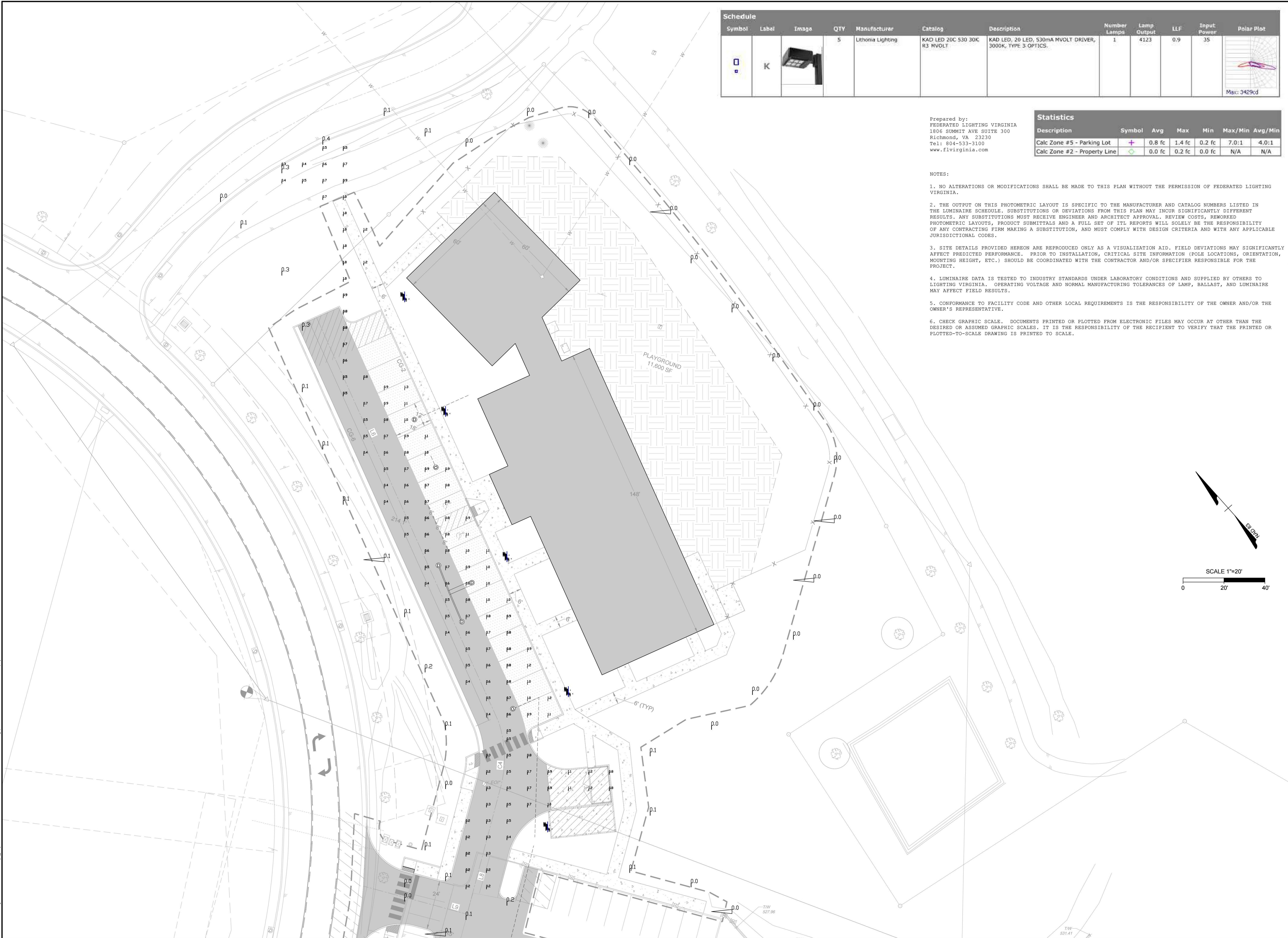
**TIMMONS GROUP**

SENTARA MARTHA JEFFERSON HEALTH DAYCARE  
ALBEMARLE COUNTY, VA  
LANDSCAPE NOTES AND DETAILS

JOB NO.	59380
SHEET NO.	L2.0



timmons.com\high\3001\03\59380-smp\_d\daycare\DWG\SheetCD\59380-103-L3-CLIGHT-PLAN.dwg | Printed on 9/15/2023 4:16 PM | by Connor Rothemmel



Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	K		5	Lithonia Lighting	KAD LED 20C 530 30K R3 MVOLT	KAD LED, 20 LED, 530mA MVOLT DRIVER, 3000K, TYPE 3 OPTICS.	1	4123	0.9	35
							 Max: 3429cd			

Prepared by:  
FEDERATED LIGHTING VIRGINIA  
1806 SUMMIT AVE SUITE 300  
Richmond, VA 23230  
Tel: 804-533-3100  
www.flvirginia.com

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #5 - Parking Lot	+	0.8 fc	1.4 fc	0.2 fc	7.0:1	4.0:1
Calc Zone #2 - Property Line	◇	0.0 fc	0.2 fc	0.0 fc	N/A	N/A

- NOTES:
- NO ALTERATIONS OR MODIFICATIONS SHALL BE MADE TO THIS PLAN WITHOUT THE PERMISSION OF FEDERATED LIGHTING VIRGINIA.
  - THE OUTPUT ON THIS PHOTOMETRIC LAYOUT IS SPECIFIC TO THE MANUFACTURER AND CATALOG NUMBERS LISTED IN THE LUMINAIRE SCHEDULE. SUBSTITUTIONS OR DEVIATIONS FROM THIS PLAN MAY INCUR SIGNIFICANTLY DIFFERENT RESULTS. ANY SUBSTITUTIONS MUST RECEIVE ENGINEER AND ARCHITECT APPROVAL. REVIEW COSTS, REWORKED PHOTOMETRIC LAYOUTS, PRODUCT SUBMITTALS AND A FULL SET OF ITL REPORTS WILL SOLELY BE THE RESPONSIBILITY OF ANY CONTRACTING FIRM MAKING A SUBSTITUTION, AND MUST COMPLY WITH DESIGN CRITERIA AND WITH ANY APPLICABLE JURISDICTIONAL CODES.
  - SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
  - LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS AND SUPPLIED BY OTHERS TO LIGHTING VIRGINIA. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
  - CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
  - CHECK GRAPHIC SCALE. DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY OCCUR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.

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**TIMMONS GROUP**

SENTARA MARTHA JEFFERSON HEALTH DAYCARE  
ALBEMARLE COUNTRY, VA

SITE LIGHTING AND PHOTOMETRIC PLAN

JOB NO.  
**59380**

SHEET NO.  
**L3.0**

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