



**TOWN OF ABINGDON, VIRGINIA
WORK SESSION MEETING
MONDAY, AUGUST 1, 2016 - 5:30 P.M.
ARTHUR CAMPBELL MEETING ROOM –
MUNICIPAL BUILDING
WORK SESSION AGENDA**

A. Welcome – *Mayor*

B. Roll Call – *Tonya Triplett, Deputy Clerk*

C. Town Manager/ Assistant Town Manager Reports – *Greg Kelly, Town Manager and Cecile Rosenbaum, Assistant Town Manager*

1. Virginia Creeper Trail/ Watauga Project – *Kevin Worley, Director of Parks & Recreation - Closed Session- pursuant to Code of, VA, as amended 1950 section 2.2-3711(A) (7) for the purpose of discussion of disposition/acquisition of property.*
2. Consideration of declaring a vehicle as surplus. 1998 Dodge Ram pickup, Street Department, VIN# 1B7HF16Y9WS713383. The vehicle has had some parts removed to repair/modify another department vehicle and will be auctioned off on line at PublicSurplus.com. – *John Dew, Director of Public Services and Construction*
3. Consideration of request for traffic study relative to the sports complex property as recommended by Planning Commission- *Greg Kelly, Town Manager*
4. Request for funding for the Overmountain Victory Trail Master Plan process in conjunction with the National Park Service and several regional jurisdictions- *Matthew Johnson, Director of Planning*
5. **Discussion** of Virginia Highlands Airport overlay /Appalachian Power upgrade project. **Mayor Lowe and Mr. Kelly will attend a meeting 8/4/16 and will report at a later date.**
6. Discussion of possible of splash pad project – *Greg Kelly, Town Manager*

D. Town Attorney Report - *Deb Icenhour, Town Attorney*

1. Historical Society Lease
2. Discussion of any town ordinance update issues

E. Review of Regular Agenda for August 2016 (*Items on the Work Session Agenda that are not addressed may be addressed under Matters Not on the Agenda at the Regular Meeting*)

F. Old Business

1. Consideration of setting date for a capital improvement plan (CIP) and strategic planning retreats – ***Greg Kelly, Town Manager***

2. Report on the auction of town owned property located at located at Harmony Hills Lane, Lot # 5 parcel # 086 – 12-5 - ***Greg Kelly, Town Manager***

3. Status of sale of tech park property - ***Greg Kelly, Town Manager***

4. Reports on the following town owned properties: ***Matthew Johnson, Director of Planning***

- Breckinridge Cabin
- Retirement
- Fields-Penn
- The Meadows

5. Urban Path Project- ***John Dew, Director of Public Services and Construction***

6. Employee Personnel Policy (Scheduled for mid-month work session meeting)

7. Tourism Zones (Scheduled for mid-month work session meeting)

8. Presentation of proposed budget procedure for next fiscal year 2017-18 (Scheduled for mid-month work session meeting)

9. Maintenance of Ext 17 Ramp - ***John Dew, Director of Public Services and Construction***

G. Council Member Reports

H. Recess to Regular Council meeting in Council Chambers



**TOWN OF ABINGDON, VIRGINIA
REGULAR COUNCIL MEETING
MONDAY, AUGUST 1, 2016 7:30PM
COUNCIL CHAMBERS AT THE TOWN MUNICIPAL BUILDING**

Welcome to the Town of Abingdon, Virginia Regular Council Meeting. We appreciate your interest and we encourage public participation in our meeting. Your comments are important to our decision making process. Please note that there will be two (2) opportunities during the meeting for you to address the Council members. The first opportunity will come when the Mayor declares a public hearing open for comment. The second opportunity to address the council will come near the end of the Agenda when the Mayor will inquire if anyone wishes to speak to Council members regarding matters not listed on the Agenda. We do request that anyone addressing the Council, approach the podium, identify your first and last name and give your complete mailing address.

A. WELCOME – *Mayor Lowe*

B. ROLL CALL – *Tonya Triplett, Deputy Clerk*

C. PLEDGE OF ALLEGIANCE – *Cecile Rosenbaum, Assistant Town Manager*

D. APPROVAL OF MINUTES

- July 1, 2016 Regular/organizational Meeting
- July 20, 2016 Mid-month Work Session, Tour of Town Departments

E. PETITIONS, PUBLIC HEARINGS AND FIRST READING OF ORDINANCES –

F. SECOND READINGS OF ORDINANCES

G. CONSIDERATION OF ANY BIDS – None.

H. RESOLUTIONS – None.

I. REPORTS FROM THE TOWN MANAGER AND ASSISTANT TOWN MANAGER

1. Consideration of moving meeting date in September as the first Monday is Labor Day-
Cecile Rosenbaum, Assistant Town Manager
2. Consideration of request for traffic study relative to the sports complex property as recommended by Planning Commission- *Greg Kelly, Town Manager*

3. Consideration of declaring a vehicle as surplus. 1998 Dodge Ram pickup, Street Department, VIN# 1B7HF16Y9WS713383. The vehicle has had some parts removed to repair/modify another department vehicle and will be auctioned off on line at PublicSurplus.com. – *John Dew, Director of Public Services and Construction*

4. Consideration of a Certificate of Appropriateness (COA) for: Marathon Realty Corp., owners, P.O. Box 518, Abingdon, VA 24212; Application for Certificate of Appropriateness for new construction, lighting, landscaping, signage, located near 440 Green Spring Road, Abingdon, VA 24210, including a portion of Tax Map Number 021-1-5B *Matthew Johnson, Director of Planning*

5. Abingdon Senior Center – *Natalie Graham, Director of Abingdon Senior Center*

J. OLD BUSINESS - None.

K. MATTERS NOT ON THE AGENDA

1. Members of the public may address Council members regarding matters not listed for action on the regular agenda – *please keep comments to 3 minutes*

2. Council will consider any agenda items not covered in the prior Work Session meeting

L. APPOINTMENTS TO BOARDS AND COMMITTEES

- Reappointment of John E. Legard, III on the Economic Development Authority, who is eligible to serve another term

- Appointment of members to the Sustain Abingdon Committee

M. COUNCIL MEMBER REPORTS

N. ANNOUNCEMENTS

- July 29-August 7 – Virginia Highlands Festival
- August 1-7- Telling the Stories at the Abingdon Muster Grounds 1-4pm.
- August 27 - Living History Presentations at the Abingdon Muster Grounds 1-4pm.
- August 20th A Night with Janis Joplin Opening Performance – Main Stage – 8:00 p.m.
- September 21-23 – A call to Arms at the Abingdon Muster Grounds 9am-2pm.
- September 24 – Overmountain Victory Celebration at the Abingdon Muster Grounds 9am-3pm.

O. ADJOURNMENT

**TOWN OF ABINGDON
ORGANIZATIONAL/REGULAR COUNCIL MEETING
FRIDAY, JULY 1, 2016 – 7:30 AM
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

A Regular/Organizational meeting of the Abingdon Town Council was held on Friday, July 1, 2016 at 7:30 a.m. in the Council Chambers of the Municipal Building.

Welcome by Cecile Rosenbaum, Town Clerk

A. ROLL CALL

Members of Council Present:

Mrs. Cathy Lowe
Mr. Richard E. Humphreys
Mr. Robert M. Howard
Mrs. M. Cindy Patterson
Mr. J. Wayne Craig

Administrative/Town Staff:

Gregory W. Kelly, Town Manager
Cecile Rosenbaum, Assistant Town
Manager/Town Clerk
Tonya Triplett, Deputy Clerk
Deb Icenhour, Town Attorney
Matthew Johnson, Director of Planning
John Dew, Dir. Of Construction/Public Services
Tony Sullivan, Police Chief
Kevin Costello, Director of Tourism & Economic
Development
Sarita Moore, Director of Wolf Creek Restoration
Facility
John McCormick, Fire chief
Marion Watts, Building Inspector
C.J. McGlothlin, Assistant Fire Chief
Kim Kingsley, Deputy Treasurer
Floyd Bailey, Director of IT
Jon Phelps, IT Department
Stacey Reichler, Director of Human Resources
Chuck Banner, Director of Finance
Kevin Worley, Director of Parks & Recreation

Visitors:

Jim Moore, Stephen Lowe, Penny Hite, Charlene
Truhlik, Chester Moore, Jennifer Davidson and
others

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**B. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Greg Kelly, Town Manager.

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C. ELECTION OF MAYOR

Ms. Rosenbaum, Town Clerk declared the floor open for nomination for Mayor.

Mr. Humphreys nominated Cathy C. Lowe to serve as the Mayor.

The roll call vote was as follows:

| | |
|-----------------------|------------|
| Mr. Craig | Aye |
| Mrs. Patterson | Aye |
| Mr. Howard | Aye |
| Mr. Humphreys | Aye |
| Mrs. Lowe | Aye |

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**D. ELECTION OF VICE MAYOR**

Ms. Rosenbaum, Town Clerk declared the floor open for nomination for Vice Mayor.

**Mrs. Lowe nominated Rick Humphreys to serve as the Vice Mayor.**

**The roll call vote was as follows:**

|                       |            |
|-----------------------|------------|
| <b>Mr. Craig</b>      | <b>Aye</b> |
| <b>Mrs. Patterson</b> | <b>Aye</b> |
| <b>Mr. Howard</b>     | <b>Aye</b> |
| <b>Mr. Humphreys</b>  | <b>Aye</b> |
| <b>Mayor Lowe</b>     | <b>Aye</b> |

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E. APPOINTMENT OF TOWN MANAGER

On motion of Mr. Howard, seconded by Mr. Humphreys, the Council appointed Gregory W. Kelly to serve as the Town Manager.

The roll call vote was as follows:

| | |
|-----------------------|------------|
| Mr. Craig | Aye |
| Mrs. Patterson | Aye |
| Mr. Howard | Aye |
| Mr. Humphreys | Aye |
| Mayor Lowe | Aye |

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**F. APPOINTMENT OF ASSISTANT TOWN MANAGER**

**On motion of Mr. Howard, seconded by Mr. Humphreys, the Council appointed Cecile M. Rosenbaum to serve as the Assistant Town Manager.**

**The roll call vote was as follows:**

|                       |            |
|-----------------------|------------|
| <b>Mr. Craig</b>      | <b>Aye</b> |
| <b>Mrs. Patterson</b> | <b>Aye</b> |
| <b>Mr. Howard</b>     | <b>Aye</b> |
| <b>Mr. Humphreys</b>  | <b>Aye</b> |
| <b>Mayor Lowe</b>     | <b>Aye</b> |

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G. APPOINTMENT OF TOWN CLERK

Greg Kelly, Town Manager noted that Tonya Triplett, who now serves as Deputy Clerk, has requested to remain as Deputy Clerk and ask that Cecile Rosenbaum stay in the Town Clerk position allowing Ms. Triplett time to gain more experience before stepping into the Town Clerk position.

On motion of Mr. Humphreys, seconded by Mr. Howard, the Council appointed Cecile M. Rosenbaum to serve as the Town Clerk.

The roll call vote was as follows:

Mr. Craig	Aye
Mrs. Patterson	Aye
Mr. Howard	Aye
Mr. Humphreys	Aye
Mayor Lowe	Aye

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#### **H. APPOINTMENT OF TOWN TREASURER**

Greg Kelly, Town Manager stated that Chuck Banner was hired a couple of years ago as the Director of Finance and that Mr. Kelly has served as Town Treasurer. Mr. Kelly recommended Council appoint Chuck Banner as Town Treasurer and set his salary at \$80,000 per year.

**On motion of Mr. Humphreys, seconded by Mr. Howard, the Council appointed Chuck Banner to serve as the Town Treasurer at a salary of \$80,000 per year.**

**The roll call vote was as follows:**

|                       |            |
|-----------------------|------------|
| <b>Mr. Craig</b>      | <b>Aye</b> |
| <b>Mrs. Patterson</b> | <b>Aye</b> |
| <b>Mr. Howard</b>     | <b>Aye</b> |

Mr. Humphreys      Aye  
Mayor Lowe          Aye

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I. APPOINTMENT OF TOWN ATTORNEY

On motion of Mr. Howard, seconded by Mr. Humphreys, the Council appointed Deborah C. Icenhour to serve as the Town Attorney.

The roll call vote was as follows:

Mr. Craig Aye
Mrs. Patterson Aye
Mr. Howard Aye
Mr. Humphreys Aye
Mayor Lowe Aye

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**J. APPOINTEMTN OF OFFICERS (CHIEF and ASSISTANT) OF FIRE DEPARTMENT**

**On motion of Mr. Howard, seconded by Mrs. Patterson, the Council appointed John McCormick to serve as Fire Chief for the Abingdon Fire Department.**

**The roll call vote was as follows:**

Mr. Craig            Aye  
Mrs. Patterson      Aye  
Mr. Howard          Aye  
Mr. Humphreys      Aye  
Mayor Lowe          Aye

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On motion of Mr. Howard, seconded by Mrs. Patterson, the Council appointed C.J. McGlothlin to serve as the as Assistant Fire Chief for the Abingdon Fire Department.

The roll call vote was as follows:

Mr. Craig Aye
Mrs. Patterson Aye
Mr. Howard Aye
Mr. Humphreys Aye
Mayor Lowe Aye

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**K. APPOINTMENT OF ONE MEMBER OF COUNCIL TO:**

- *Abingdon Planning Commission*

**On motion of Mrs. Patterson, seconded by Mr. Howard, the Council appointed Rick Humphreys to serve as Council representative on the Planning Commission.**

**The roll call vote was as follows:**

|                       |            |
|-----------------------|------------|
| <b>Mr. Craig</b>      | <b>Aye</b> |
| <b>Mrs. Patterson</b> | <b>Aye</b> |
| <b>Mr. Howard</b>     | <b>Aye</b> |
| <b>Mr. Humphreys</b>  | <b>Aye</b> |
| <b>Mayor Lowe</b>     | <b>Aye</b> |

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- *Historic Preservation Review Board*

On motion of Mr. Humphreys, seconded by Mr. Craig, the Council appointed Cindy Patterson to serve as Council representative on the Historic Preservation Review Board.

The roll call vote was as follows:

Mr. Craig	Aye
Mrs. Patterson	Aye
Mr. Howard	Aye
Mr. Humphreys	Aye
Mayor Lowe	Aye

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- *Tree Commission*

**On motion of Mr. Humphrey, seconded by Mr. Craig, the Council appointed Cindy Patterson to serve as Council representative on the Tree Commission.**

**The roll call vote was as follows:**

|                       |            |
|-----------------------|------------|
| <b>Mr. Craig</b>      | <b>Aye</b> |
| <b>Mrs. Patterson</b> | <b>Aye</b> |
| <b>Mr. Howard</b>     | <b>Aye</b> |
| <b>Mr. Humphreys</b>  | <b>Aye</b> |
| <b>Mayor Lowe</b>     | <b>Aye</b> |

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- *Sinking Springs Cemetery Committee*

On motion of Mr. Howard, seconded by Mr. Humphreys, the Council appointed Cathy Lowe to serve as Council representative on the Sinking Spring Cemetery Committee.

The roll call vote was as follows:

| | |
|-----------------------|------------|
| Mr. Craig | Aye |
| Mrs. Patterson | Aye |
| Mr. Howard | Aye |
| Mr. Humphreys | Aye |
| Mayor Lowe | Aye |

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- *Mount Rogers Planning District Commission*

**On motion of Mrs. Patterson, seconded by Mr. Craig, the Council appointed Rick Humphreys to serve as Council representative on the Mount Rogers Planning Commission.**

**The roll call vote was as follows:**

|                       |            |
|-----------------------|------------|
| <b>Mr. Craig</b>      | <b>Aye</b> |
| <b>Mrs. Patterson</b> | <b>Aye</b> |
| <b>Mr. Howard</b>     | <b>Aye</b> |
| <b>Mr. Humphreys</b>  | <b>Aye</b> |
| <b>Mayor Lowe</b>     | <b>Aye</b> |

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- *District Three Governmental Cooperative*

On motion of Mr. Humphreys, seconded by Mr. Craig, the Council appointed Bob Howard to serve as Council representative on the District Three Governmental Cooperative.

The roll call vote was as follows:

| | |
|-----------------------|------------|
| Mr. Craig | Aye |
| Mrs. Patterson | Aye |
| Mr. Howard | Aye |
| Mr. Humphreys | Aye |
| Mayor Lowe | Aye |

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- Bristol Virginia Utility Board

**On motion of Mr. Humphreys, seconded by Mr. Howard, the Council appointed Wayne Craig to serve as Council representative on the Bristol Virginia Utility Board.**

**The roll call vote was as follows:**

|                       |            |
|-----------------------|------------|
| <b>Mr. Craig</b>      | <b>Aye</b> |
| <b>Mrs. Patterson</b> | <b>Aye</b> |
| <b>Mr. Howard</b>     | <b>Aye</b> |
| <b>Mr. Humphreys</b>  | <b>Aye</b> |
| <b>Mayor Lowe</b>     | <b>Aye</b> |

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REGULAR

L. APPROVAL OF MINUTES

June 6, 2016 Work Session Meeting Minutes
June 6, 2016 Regular Meeting Minutes
June 20, 2016 Meeting Minutes

On motion by Mr. Humphreys, seconded by Mr. Howard, the Council approved the June 6, 2016 work session meeting minutes, the June 6, 2016 regular meeting minutes and the June 20, 2016 meeting minutes as presented.

The roll call vote was as follows:

| | |
|-----------------------|--|
| Mr. Craig | Abstain <i>(Was not a member of council at the June meetings)</i> |
| Mrs. Patterson | Abstain <i>(Was not a member of council at the June meetings)</i> |
| Mr. Howard | Aye |
| Mr. Humphreys | Aye |
| Mayor Lowe | Aye |

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**M. PETITIONS, PUBLIC HEARINGS AND FIRST READING OF ORDINANCES – None.**

**N. SECOND READINGS OF ORDINANCES None.**

**O. CONSIDERATION OF ANY BIDS – None.**

**P. REPORTS FROM THE TOWN MANAGER**

**1. Consideration of date for Council to tour Town Departments**

Greg Kelly, Town Manager noted it is traditional for Council members to visit all town departments to meet town staff and observe day to day operations. The tour usually takes a full day and includes a lunch break. The meeting was set for July 20, 2016 starting at Town Hall at 8: 30a.m and will be considered the mid-month meeting. Mayor Lowe invited anyone from the public who would like to join the tour.

**Q. RESOLUTIONS - None.**

**R. OLD BUSINESS - None.**

**S. MATTERS NOT ON THE AGENDA**

Mr. Humphreys noted that traditionally the person serving on the Tree Commission also serves on the Veterans Memorial Park Committee and recommended Cindy Patterson be appointed to the Veterans Memorial Park Committee.

**On motion of Mr. Humphreys, seconded by Mr. Howard, the Council appointed Cindy Patterson to serve on the Veterans Memorial Park Committee.**

**The roll call vote was as follows:**

|                       |            |
|-----------------------|------------|
| <b>Mr. Craig</b>      | <b>Aye</b> |
| <b>Mrs. Patterson</b> | <b>Aye</b> |
| <b>Mr. Howard</b>     | <b>Aye</b> |
| <b>Mr. Humphreys</b>  | <b>Aye</b> |
| <b>Mayor Lowe</b>     | <b>Aye</b> |

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Mr. Humphreys also noted that a Council member position is open on the Veterans Memorial Park Committee and that he willing to fill that position.

On motion of Mr. Craig, seconded by Mrs. Patterson, the Council appointed Rick Humphreys to serve as the Council Representative on the Veterans Memorial Park Committee.

The roll call vote was as follows:

Mr. Craig	Aye
Mrs. Patterson	Aye
Mr. Howard	Aye
Mr. Humphreys	Aye
Mayor Lowe	Aye

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**T. APPOINTMENTS TO BOARDS AND COMMITTEES**

**U. COUNCIL MEMBER REPORTS**

Mr. Humphreys welcomed Mr. Craig and Mrs. Patterson to the Council and stated he is looking forward to working with them. Mr. Humphreys also thanked town staff for helping train and bring the newly elected members up to speed.

Mayor Lowe also welcomed Mr. Craig and Mrs. Patterson and thanked Council for their confidence in appointing her as Mayor.

Mrs. Patterson thanked all town staff for everything they do for the town.

**V. ANNOUNCEMENTS**

**W. ADJOURNMENT**

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Cathy C. Lowe, Mayor

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Tonya Triplett, Deputy Town Clerk

**TOWN OF ABINGDON  
MID-MONTH WORK SESSION/ TOUR OF TOWN DEPARTMENTS  
WEDNESDAY, JULY 20, 2016 – 8:30 AM**

A meeting of the Abingdon Town Council was held on Wednesday, July 20, 2016 at 8:30 a.m. to tour the town departments.

**Welcome by Mayor Lowe**

**A. ROLL CALL**

Members of Council Present:

Mrs. Cathy Lowe  
Mr. Robert M. Howard  
Mrs. M. Cindy Patterson  
Mr. J. Wayne Craig

Members of Council Absent:

Mr. Richard E. Humphreys

Administrative/Town Staff:

Gregory W. Kelly, Town Manager  
Cecile Rosenbaum, Assistant Town Manager/Town Clerk  
Tonya Triplett, Deputy Clerk

Visitors:

Joe and Donna Levine, Rich Macbeth

The following items were discussed by Council:

1. Starting at 8:30 a.m. Council members, Mr. Kelly, Town Manager, Mrs. Rosenbaum, Assistant Town Manager and Mrs. Triplett, Deputy Clerk toured the Abingdon Police Department, the IT Department, The Abingdon Convention and Visitors Bureau, Wolf Creek Reclamation Facility. Mr. Howard left at 11:30 a.m. The group toured Town Hall, the Town Shop, Abingdon Fire Department, the Coomes Recreation Center and visited the Old Glade Antique Tractor Show at Fairview Homestead.

**On motion by Mr. Craig, seconded by Mrs. Patterson, the Council adjourned.**

|                       |                                       |
|-----------------------|---------------------------------------|
| <b>Mrs. Patterson</b> | <b>Aye</b>                            |
| <b>Mr. Craig</b>      | <b>Aye</b>                            |
| <b>Mr. Howard</b>     | <b>Left the meeting at 11:30 a.m.</b> |
| <b>Mr. Humphreys</b>  | <b>Absent</b>                         |
| <b>Mayor Lowe</b>     | <b>Aye</b>                            |

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Cathy C. Lowe, Mayor

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Tonya Triplett, Deputy Town Clerk

# Abingdon, Virginia



**IMPORTANT NOTE:**

The complete application along with \$50.00 administrative fee must be filed with the Town of Abingdon's Office of Planning & Zoning no later than the Second Tuesday of the month to be heard at that month's Planning Commission meeting. Applications received after the Second Tuesday of the month will be heard at the following month's meeting. If an application is not **complete** it will not be included on the meeting agenda. To avoid delays, it is recommended that applicants meet with staff **before the deadline** to review the COA application.

**APPLICATION FOR ENTRANCE CORRIDOR, CERTIFICATE OF APPROPRIATENESS  
Town of Abingdon, Virginia**

Town of Abingdon Planning Commission  
133 East Main Street • Abingdon, VA 24212  
Phone: (276) 628-3167 • Fax: (276) 698-3412

|                      |                                       |                 |                                                  |
|----------------------|---------------------------------------|-----------------|--------------------------------------------------|
| Location of Property | Parcel 2 on attached Preliminary Plat | Zoning District | B2 - Historic Entrance Corridor Overlay District |
| Business Name        | Marathon Realty Corp.                 | Tax Map No:     | 021-1-5B                                         |

|                                        |                              |                              |                         |
|----------------------------------------|------------------------------|------------------------------|-------------------------|
| Applicant/Property/ Owner Name (PRINT) | <b>Marathon Realty Corp.</b> | Representative Agent(s) Name | <b>Stephen Spangler</b> |
| Signature                              |                              | Firm                         | Marathon Realty Corp.   |
| Mailing Address                        | P.O. Box 1158                | Mailing Address              | P.O. Box 1158           |
| City                                   | Abingdon                     | City                         | Abingdon                |
| State/Zip                              | VA 24201                     | State/Zip                    | VA 24201                |
| Phone/Fax Number                       | 276-623-5100                 | Phone/Fax Number             | 24210                   |
| Email                                  | scuderel@foodcity.com        | Email                        | spanglers@foodcity.com  |

(Check the Appropriate Boxes - Check all that Apply)

|                                     |                            |                                     |                                         |                                     |                                 |
|-------------------------------------|----------------------------|-------------------------------------|-----------------------------------------|-------------------------------------|---------------------------------|
| <input type="checkbox"/>            | Exterior Change            | <input type="checkbox"/>            | Addition                                | <input type="checkbox"/>            | Relocation                      |
| <input type="checkbox"/>            | Wall/Fence                 | <input type="checkbox"/>            | Deck/Porch                              | <input type="checkbox"/>            | Demolition                      |
| <input checked="" type="checkbox"/> | Driveway/Parking Area      | <input checked="" type="checkbox"/> | New Structure/Building                  | <input checked="" type="checkbox"/> | Grounds/Landscaping             |
| <input checked="" type="checkbox"/> | Dumpster/HVAC Screen, etc. | <input checked="" type="checkbox"/> | Other <u>site plan &amp; elevations</u> | <input checked="" type="checkbox"/> | Other <u>comp. signage plan</u> |

The above named person(s)/firm has permission to represent me regarding this request for site plan and architectural review. I understand that I or my representative agent(s) must be present at the Planning Commission Meeting on the date listed above to present my proposal and that failure to attend may result in the denial of my proposal by the Commission due to insufficient information. No material change in the appearance of my property, that is viewable from any public street, shall be performed before receiving a Certificate of Appropriateness. I further understand that approval by the Planning Commission for any modifications to homes, buildings, landscaping, or grounds including fences, driveways, and parking areas shall expire 12 months from the date of approval. I hereby authorize town staff and/or members of the Planning Commission the right to enter onto my property during normal business hours for the purposes of investigating my request for a Certificate of Appropriateness. I further authorize Town staff to notify any adjoining property owners of this application for Certificate of Appropriateness.

Signed  Date June 8, 2016  
President

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**PLEASE READ:**

Applicants are encouraged to submit complete applications with sufficient information to enable a clear understanding of the proposal by Planning Commission members and Planning Department staff. Applications that do not clearly communicate the proposed new construction, alterations or changes will result in delays. Planning Department staff will periodically inspect properties for compliance with the COA. Failure to comply may also result in delays in the issuance of a Certificate of Occupancy, fines, or other enforcement actions.

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**FULL DESCRIPTION OF PROPOSAL:**

Certificate of Appropriateness submittal for Food City anchored development consisting of proposed site plan, landscape plan, building elevations, representative signage & detail\*, and other development related/required documents.

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\* comprehensive signage plan to be submitted for Town approval after COA approvals in order to best incorporate signage package requirements & detail with final COA design approvals.

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**REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:**

Each item submitted is to be INITIALED by the applicant. If you are not submitting any of the requested information, please indicate not applicable and explain in the space provided why it is not necessary for this project.

Sketch, drawing and/or elevations showing the proposed changes or improvements

Site plan or plat of property

Photographs showing property, work in question, and the area of the proposed project

A list of materials that identifies the type and quality of materials to be used in the Proposed Project

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Other (please list)

Renderings of complete development incorporating all plan aspects. Additional associated development documents as required by and for review of Planning Department and Planning Commission.

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\$50.00 application fee

Applicants may refer to typical submissions kept at the Department of Planning and Zoning of the Town of Abingdon, on the Lower floor of Town Hall, located at 133 East Main Street for illustrations of how to present the required information.

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To be Completed by Planning Department Staff (*please Initial*)

COA application has been reviewed and deemed to be complete.

List of adjoining property owners notified of this COA application has been attached to this application.

An administrative fee of \$50.00 is attached with this application

All modifications requiring further review: \$25.00

Marathon Development - Materials Color / Manufacturer

| Material | Application   | Color             | Manufacturer   |
|----------|---------------|-------------------|----------------|
| Brick    | Main Material | Red Range Wirecut | General Shale  |
| Brick    | Accent        | Dutch Chocolate   | General Shale  |
| Brick    | Entablature   | Oatmeal Velour    | General Shale  |
| Stone    | Base          | Paqosa Springs    | Eldorado Stone |
| Grout    | Base          | Drystack          | Eldorado Stone |
| Aluminum | Trim          | Dark Bronze       |                |



















# OSQ Series

OSQ™ LED Area/Flood Luminaire – Large

## Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. 'S' and 'T' Input power designators are a suitable upgrade for HID applications up to 750 Watts. 'U' Input power designator is a suitable upgrade for HID applications up to 1000 Watts.

**Applications:** Parking lots, walkways, campuses, auto dealerships, office complexes, and internal roadways

## Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Made in the U.S.A. of U.S. and imported parts

**Initial Delivered Lumens:** Up to 28,285

**Efficacy:** Up to 135 LPW

**CRI:** Minimum 70 CRI (4000K & 5700K; 3000K asymmetric optics); 80 CRI (3000K symmetric optics)

**CCT:** 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

**Limited Warranty\*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

\* See <http://lighting.cree.com/warranty> for warranty terms

## Accessories

| Field-Installed                                                                                |                                                                                                                                                                |
|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Backlight Shield</b><br>OSQ-BLSLF<br>- Front facing optics<br>OSQ-BLSLR<br>- Rotated optics | <b>Hand-Held Remote</b><br>XA-SENSREM<br>- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required |

## Ordering Information

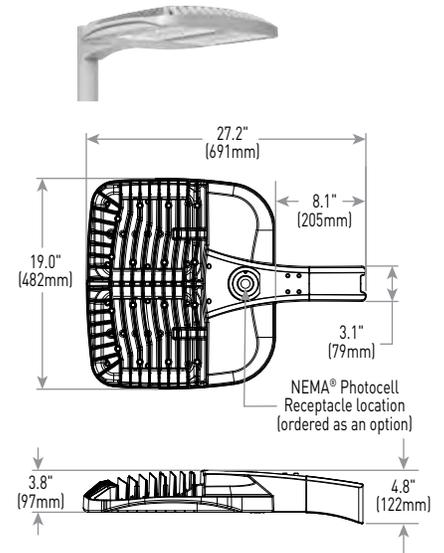
Fully assembled luminaire is composed of two components that must be ordered separately:  
 Example: **Mount:** OSQ-AASV + **Luminaire:** OSQ-A-NM-2ME-S-40K-UL-SV

| Mount (Luminaire must be ordered separately) |                   |                                      |                       |
|----------------------------------------------|-------------------|--------------------------------------|-----------------------|
| OSQ-                                         |                   |                                      |                       |
| OSQ-AA Adjustable Arm                        | OSQ-DA Direct Arm | Color Options: SV Silver<br>BK Black | BZ Bronze<br>WH White |

| Luminaire (Mount must be ordered separately) |         |                |                                                                                                                                                                                            |                                          |                                     |                                                |                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------|---------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------|------------------------------------------------|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OSQ                                          | A       | NM             |                                                                                                                                                                                            |                                          |                                     |                                                |                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Product                                      | Version | Mounting       | Optic                                                                                                                                                                                      | Input Power Designator                   | CCT                                 | Voltage                                        | Color Options                                  | Options                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| OSQ                                          | A       | NM<br>No Mount | <b>Asymmetric</b><br>2ME* Type II Medium<br>4ME* Type IV Medium<br>3ME* Type III Medium<br><br><b>Symmetric</b><br>SME Type V Medium<br>5SH Type V Short<br>WSN Wide Sign<br>15D 15° Flood | S 223W<br>U 215W<br><br>T 171W<br>U 215W | 30K 3000K<br>40K 4000K<br>57K 5700K | UL Universal 120-277V<br>UH Universal 347-480V | BK Black<br>BZ Bronze<br>SV Silver<br>WH White | <b>DIM 0-10V Dimming</b><br>- Control by others<br>- Refer to <a href="#">Dimming spec sheet</a> for details<br>- Can't exceed wattage of specified input power designator<br><br><b>F Fuse</b><br>- When code dictates fusing, use time delay fuse<br><br><b>ML Multi-Level</b><br>- Refer to <a href="#">ML spec sheet</a> for details<br>- High: 100%, Low: 30%<br>- Available with UL voltage only<br>- Intended for downlight applications at 0° tilt<br><br><b>PML Programmable Multi-Level, 20-40' Mounting Height</b><br>- Refer to <a href="#">PML spec sheet</a> for details<br>- Available with UL voltage only<br>- Intended for downlight applications at 0° tilt<br><br><b>PML2 Programmable Multi-Level, 10-30' Mounting Height</b><br>- Refer to <a href="#">PML spec sheet</a> for details<br>- Available with UL voltage only<br>- Intended for downlight applications at 0° tilt<br><br><b>Q9 Field Adjustable Output</b><br>- Refer to <a href="#">Field Adjustable Output spec sheet</a> for details<br><br><b>R NEMA® Photocell Receptacle</b><br>- Intended for downlight applications with maximum 45° tilt<br>- 3-pin receptacle per ANSI C136.10<br>- Photocell and shorting cap by others<br><br><b>RL Rotate Left</b><br>- LED and optic are rotated to the left<br><br><b>RR Rotate Right</b><br>- LED and optic are rotated to the right |

\* Available with Backlight Shield when ordered with field-installed accessory (see table above)

## DA Mount



## Weight

28.5 lbs. (13kg)



Rev. Date: V9 05/25/2016



US: [lighting.cree.com/lighting](http://lighting.cree.com/lighting)

T (800) 236-6800 F (262) 504-5415

Canada: [www.cree.com/canada](http://www.cree.com/canada)

T (800) 473-1234 F (800) 890-7507

**Product Specifications**

**CONSTRUCTION & MATERIALS**

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180° in 2.5° increments
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** 28.5 lbs. (13kg)

**ELECTRICAL SYSTEM**

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **10V Source Current:** 0.15mA

**REGULATORY & VOLUNTARY QUALIFICATIONS**

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC qualified when ordered with asymmetric optics, S input power designator and 40K or 57K. Please refer to [www.designlights.org/QPL](http://www.designlights.org/QPL) for most current information
- RoHS compliant. Consult factory for additional details

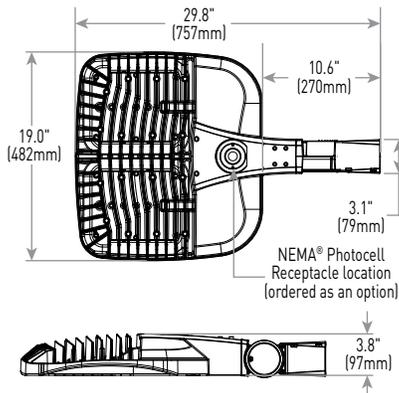
| Electrical Data*       |            |                       |               |      |      |      |      |      |
|------------------------|------------|-----------------------|---------------|------|------|------|------|------|
| Input Power Designator | Optic      | System Watts 120-480V | Total Current |      |      |      |      |      |
|                        |            |                       | 120V          | 208V | 240V | 277V | 347V | 480V |
| S                      | Asymmetric | 223                   | 1.94          | 1.13 | 0.99 | 0.85 | 0.65 | 0.47 |
| T                      | Symmetric  | 171                   | 1.45          | 0.85 | 0.74 | 0.64 | 0.50 | 0.36 |
| U                      | All        | 215                   | 1.83          | 1.08 | 0.93 | 0.81 | 0.62 | 0.45 |

\* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/-10%

| Recommended OSQ Series Lumen Maintenance Factors (LMF) <sup>1</sup> |            |             |                                   |                                   |                                   |                                     |
|---------------------------------------------------------------------|------------|-------------|-----------------------------------|-----------------------------------|-----------------------------------|-------------------------------------|
| Ambient                                                             | Optic      | Initial LMF | 25K hr Projected <sup>2</sup> LMF | 50K hr Projected <sup>2</sup> LMF | 75K hr Projected <sup>2</sup> LMF | 100K hr Calculated <sup>3</sup> LMF |
| 5°C (41°F)                                                          | Asymmetric | 1.04        | 0.99                              | 0.93                              | 0.89                              | 0.84                                |
|                                                                     | Symmetric  | 1.05        | 1.00                              | 0.96 <sup>3</sup>                 | 0.92 <sup>3</sup>                 | 0.88 <sup>3</sup>                   |
| 10°C (50°F)                                                         | Asymmetric | 1.03        | 0.98                              | 0.93                              | 0.88                              | 0.83                                |
|                                                                     | Symmetric  | 1.04        | 0.99                              | 0.95 <sup>3</sup>                 | 0.91 <sup>3</sup>                 | 0.87 <sup>3</sup>                   |
| 15°C (59°F)                                                         | Asymmetric | 1.02        | 0.97                              | 0.92                              | 0.87                              | 0.82                                |
|                                                                     | Symmetric  | 1.02        | 0.98                              | 0.94 <sup>3</sup>                 | 0.90 <sup>3</sup>                 | 0.87 <sup>3</sup>                   |
| 20°C (68°F)                                                         | Asymmetric | 1.01        | 0.96                              | 0.91                              | 0.86                              | 0.82                                |
|                                                                     | Symmetric  | 1.01        | 0.96                              | 0.92 <sup>3</sup>                 | 0.88 <sup>3</sup>                 | 0.85 <sup>3</sup>                   |
| 25°C (77°F)                                                         | Asymmetric | 1.00        | 0.95                              | 0.90                              | 0.85                              | 0.81                                |
|                                                                     | Symmetric  | 1.00        | 0.95                              | 0.91 <sup>3</sup>                 | 0.88 <sup>3</sup>                 | 0.84 <sup>3</sup>                   |

<sup>1</sup> Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing  
<sup>2</sup> In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (IDUT) i.e. the packaged LED chip  
<sup>3</sup> In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (IDUT) i.e. the packaged LED chip

**AA Mount**



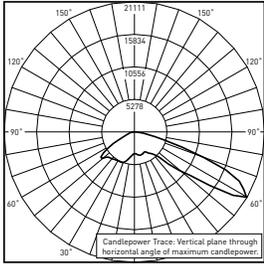
| Weight           |
|------------------|
| 28.5 lbs. (13kg) |



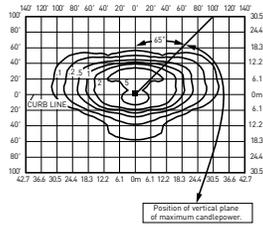
**Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/osq-series>

**2ME**



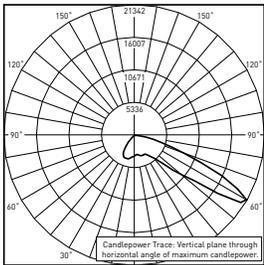
**CESTL Test Report #:** PL07701-001A  
**OSQ-A\*\*-2ME-U-40K-UL**  
**Initial Delivered Lumens:** 26,946



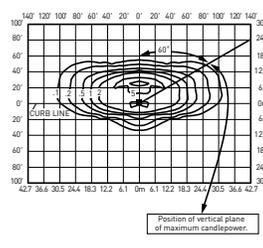
**OSQ-A\*\*-2ME-U-40K-UL**  
**Mounting Height:** 25' (7.6m) A.F.G.  
**Initial Delivered Lumens:** 27,706  
**Initial FC at grade**

| Type II Medium Distribution |                           |                            |                           |                            |                           |                            |
|-----------------------------|---------------------------|----------------------------|---------------------------|----------------------------|---------------------------|----------------------------|
| Input Power Designator      | 3000K                     |                            | 4000K                     |                            | 5700K                     |                            |
|                             | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 |
| S                           | 18,182                    | B3 U0 G2                   | 21,696                    | B3 U0 G3                   | 23,179                    | B3 U0 G3                   |
| U                           | 26,258                    | B3 U0 G3                   | 27,706                    | B3 U0 G3                   | 28,285                    | B3 U0 G3                   |

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
 \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt



**CESTL Test Report #:** PL07700-001A  
**OSQ-A\*\*-2ME-U-57K-UL w/OSQ-BLSLF**  
**Initial Delivered Lumens:** 22,822

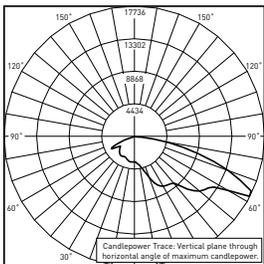


**OSQ-A\*\*-2ME-U-40K-UL w/OSQ-BLSLF**  
**Mounting Height:** 25' (7.6m) A.F.G.  
**Initial Delivered Lumens:** 21,984  
**Initial FC at grade**

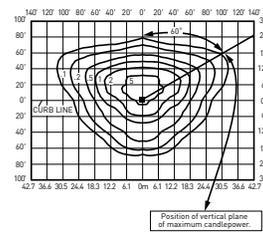
| Type II Medium w/BLS Distribution |                           |                            |                           |                            |                           |                            |
|-----------------------------------|---------------------------|----------------------------|---------------------------|----------------------------|---------------------------|----------------------------|
| Input Power Designator            | 3000K                     |                            | 4000K                     |                            | 5700K                     |                            |
|                                   | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 |
| S                                 | 15,584                    | B2 U0 G2                   | 18,597                    | B3 U0 G2                   | 19,867                    | B3 U0 G2                   |
| U                                 | 20,835                    | B3 U0 G3                   | 21,984                    | B3 U0 G3                   | 22,444                    | B3 U0 G3                   |

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
 \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

**3ME**



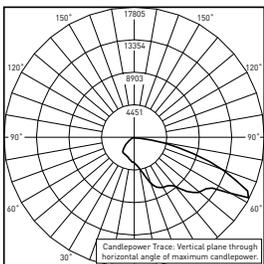
**CESTL Test Report #:** PL07698-001A  
**OSQ-A\*\*-3ME-U-40K-UL**  
**Initial Delivered Lumens:** 27,305



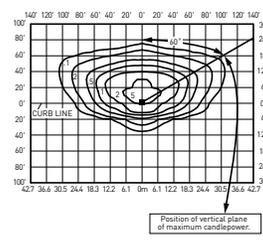
**OSQ-A\*\*-3ME-U-40K-UL**  
**Mounting Height:** 25' (7.6m) A.F.G.  
**Initial Delivered Lumens:** 27,706  
**Initial FC at grade**

| Type III Medium Distribution |                           |                            |                           |                            |                           |                            |
|------------------------------|---------------------------|----------------------------|---------------------------|----------------------------|---------------------------|----------------------------|
| Input Power Designator       | 3000K                     |                            | 4000K                     |                            | 5700K                     |                            |
|                              | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 |
| S                            | 17,996                    | B3 U0 G3                   | 21,475                    | B3 U0 G3                   | 22,942                    | B3 U0 G3                   |
| U                            | 26,258                    | B3 U0 G3                   | 27,706                    | B3 U0 G3                   | 28,285                    | B3 U0 G4                   |

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
 \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt



**CESTL Test Report #:** PL07699-001A  
**OSQ-A\*\*-3ME-U-57K-UL w/OSQ-BLSLF**  
**Initial Delivered Lumens:** 23,601



**OSQ-A\*\*-3ME-U-40K-UL w/OSQ-BLSLF**  
**Mounting Height:** 25' (7.6m) A.F.G.  
**Initial Delivered Lumens:** 22,587  
**Initial FC at grade**

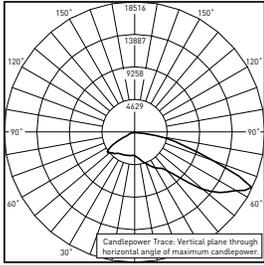
| Type III Medium w/BLS Distribution |                           |                            |                           |                            |                           |                            |
|------------------------------------|---------------------------|----------------------------|---------------------------|----------------------------|---------------------------|----------------------------|
| Input Power Designator             | 3000K                     |                            | 4000K                     |                            | 5700K                     |                            |
|                                    | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 |
| S                                  | 15,399                    | B2 U0 G3                   | 18,375                    | B2 U0 G3                   | 19,631                    | B2 U0 G3                   |
| U                                  | 21,406                    | B2 U0 G3                   | 22,587                    | B3 U0 G3                   | 23,059                    | B3 U0 G3                   |

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
 \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

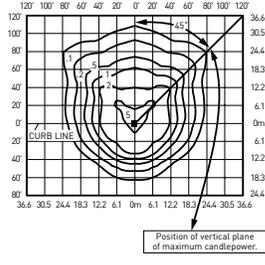
**Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/osq-series>

**4ME**



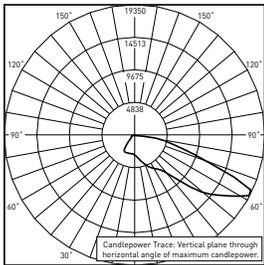
**CESTL Test Report #:** PL07690-001A  
**OSQ-A-\*\*-4ME-U-40K-UL**  
**Initial Delivered Lumens:** 27,527



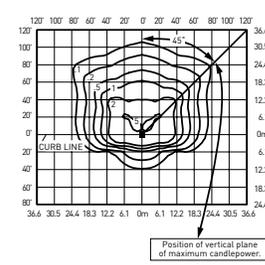
**OSQ-A-\*\*-4ME-U-57K-UL**  
**Mounting Height:** 25' (7.6m) A.F.G.  
**Initial Delivered Lumens:** 28,285  
**Initial FC at grade**

| Type IV Medium Distribution |                           |                            |                           |                            |                           |                            |
|-----------------------------|---------------------------|----------------------------|---------------------------|----------------------------|---------------------------|----------------------------|
| Input Power Designator      | 3000K                     |                            | 4000K                     |                            | 5700K                     |                            |
|                             | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 |
| S                           | 17,811                    | B3 U0 G3                   | 21,253                    | B3 U0 G3                   | 22,705                    | B3 U0 G3                   |
| U                           | 26,258                    | B4 U0 G3                   | 27,706                    | B4 U0 G3                   | 28,285                    | B4 U0 G3                   |

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
 \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt



**CESTL Test Report #:** PL07692-001A  
**OSQ-A-\*\*-4ME-U-57K-UL w/OSQ-BLSLF**  
**Initial Delivered Lumens:** 22,793

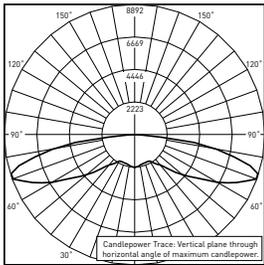


**OSQ-A-\*\*-4ME-U-40K-UL w/OSQ-BLSLF**  
**Mounting Height:** 25' (7.6m) A.F.G.  
**Initial Delivered Lumens:** 21,984  
**Initial FC at grade**

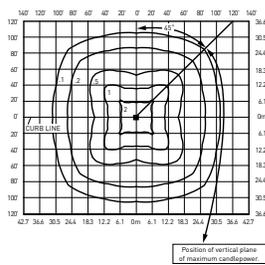
| Type IV Medium w/BLS Distribution |                           |                            |                           |                            |                           |                            |
|-----------------------------------|---------------------------|----------------------------|---------------------------|----------------------------|---------------------------|----------------------------|
| Input Power Designator            | 3000K                     |                            | 4000K                     |                            | 5700K                     |                            |
|                                   | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 |
| S                                 | 15,213                    | B2 U0 G3                   | 18,154                    | B2 U0 G3                   | 19,394                    | B2 U0 G3                   |
| U                                 | 20,835                    | B3 U0 G3                   | 21,984                    | B3 U0 G3                   | 22,444                    | B3 U0 G3                   |

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
 \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

**5ME**



**CESTL Test Report #:** PL07882-001A  
**OSQ-A-\*\*-5ME-U-30K-UL**  
**Initial Delivered Lumens:** 21,410

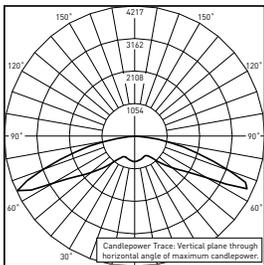


**OSQ-A-\*\*-5ME-U-40K-UL**  
**Mounting Height:** 25' (7.6m) A.F.G.  
**Initial Delivered Lumens:** 24,666  
**Initial FC at grade**

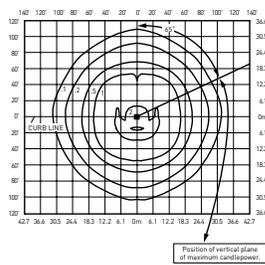
| Type V Medium Distribution |                           |                            |                           |                            |                           |                            |
|----------------------------|---------------------------|----------------------------|---------------------------|----------------------------|---------------------------|----------------------------|
| Input Power Designator     | 3000K                     |                            | 4000K                     |                            | 5700K                     |                            |
|                            | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 |
| T                          | 18,544                    | B4 U0 G5                   | 21,469                    | B5 U0 G5                   | 21,842                    | B5 U0 G5                   |
| U                          | 21,305                    | B5 U0 G5                   | 24,666                    | B5 U0 G5                   | 25,095                    | B5 U0 G5                   |

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
 \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

**5SH**



**CESTL Test Report #:** PL08102-001B  
**OSQ-A-\*\*-5SH-U-40K-UL**  
**Initial Delivered Lumens:** 9,935



**OSQ-A-\*\*-5SH-B-30K-UL**  
**Mounting Height:** 25' (7.6m) A.F.G.  
**Initial Delivered Lumens:** 26,051  
**Initial FC at grade**

| Type V Short Distribution |                           |                            |                           |                            |                           |                            |
|---------------------------|---------------------------|----------------------------|---------------------------|----------------------------|---------------------------|----------------------------|
| Input Power Designator    | 3000K                     |                            | 4000K                     |                            | 5700K                     |                            |
|                           | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 | Initial Delivered Lumens* | BUG Ratings** Per TM-15-11 |
| T                         | 19,586                    | B5 U0 G3                   | 22,675                    | B5 U0 G4                   | 23,069                    | B5 U0 G4                   |
| U                         | 22,502                    | B5 U0 G4                   | 26,051                    | B5 U0 G4                   | 26,504                    | B5 U0 G4                   |

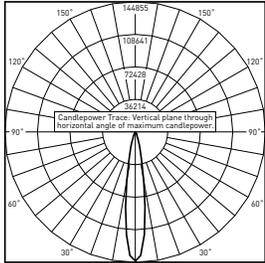
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
 \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt



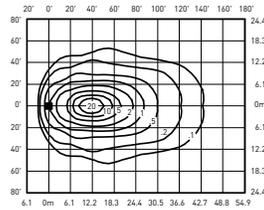
**Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/osq-series>

**15D**



CESTL Test Report #: PL07689-001A  
OSQ-A-\*\*-15D-U-30K-UL  
Initial Delivered Lumens: 23,254



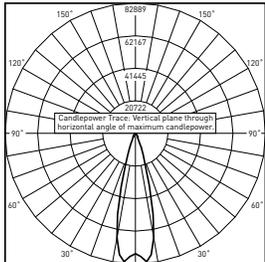
OSQ-A-\*\*-15D-U-40K-UL  
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt  
Initial Delivered Lumens: 26,051  
Initial FC at grade

**15° Flood Distribution**

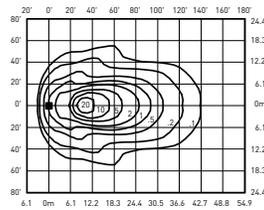
| Input Power Designator | 3000K                     | 4000K  | 5700K  |
|------------------------|---------------------------|--------|--------|
|                        | Initial Delivered Lumens* |        |        |
| T                      | 19,586                    | 22,675 | 23,069 |
| U                      | 22,502                    | 26,051 | 26,504 |

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

**25D**



CESTL Test Report #: PL07687-001A  
OSQ-A-\*\*-25D-U-30K-UL  
Initial Delivered Lumens: 23,265



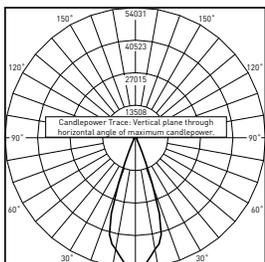
OSQ-A-\*\*-25D-U-40K-UL  
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt  
Initial Delivered Lumens: 26,051  
Initial FC at grade

**25° Flood Distribution**

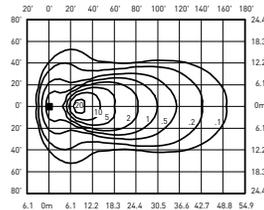
| Input Power Designator | 3000K                     | 4000K  | 5700K  |
|------------------------|---------------------------|--------|--------|
|                        | Initial Delivered Lumens* |        |        |
| T                      | 19,586                    | 22,675 | 23,069 |
| U                      | 22,502                    | 26,051 | 26,504 |

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

**40D**



CESTL Test Report #: PL07697-001A  
OSQ-A-\*\*-40D-U-30K-UL  
Initial Delivered Lumens: 22,943



OSQ-A-\*\*-40D-U-40K-UL  
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt  
Initial Delivered Lumens: 26,051  
Initial FC at grade

**40° Flood Distribution**

| Input Power Designator | 3000K                     | 4000K  | 5700K  |
|------------------------|---------------------------|--------|--------|
|                        | Initial Delivered Lumens* |        |        |
| T                      | 19,586                    | 22,675 | 23,069 |
| U                      | 22,502                    | 26,051 | 26,504 |

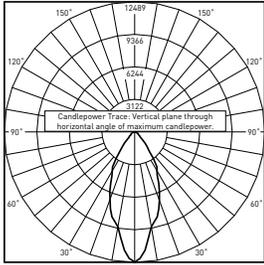
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

# OSQ™ LED Area/Flood Luminaire – Large

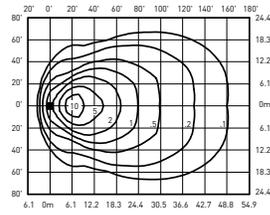
## Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/osq-series>

### 60D



CESTL Test Report #: PL08100-001B  
OSQ-A-\*\*-60D-B-30K-UL  
Initial Delivered Lumens: 10,079



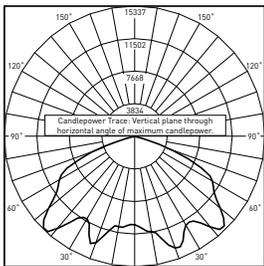
OSQ-A-\*\*-60D-U-40K-UL  
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt  
Initial Delivered Lumens: 26,051  
Initial FC at grade

### 60° Flood Distribution

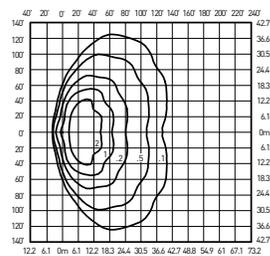
| Input Power Designator | 3000K                     | 4000K  | 5700K  |
|------------------------|---------------------------|--------|--------|
|                        | Initial Delivered Lumens* | 19,586 | 22,675 |
| T                      | 19,586                    | 22,675 | 23,069 |
| U                      | 22,502                    | 26,051 | 26,504 |

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

### WSN



CESTL Test Report #: PL07695-001A  
OSQ-A-\*\*-WSN-U-30K-UL  
Initial Delivered Lumens: 23,116



OSQ-A-\*\*-WSN-U-40K-UL  
Mounting Height: 25' (7.6m) A.F.G., 60° tilt  
Initial Delivered Lumens: 26,051  
Initial FC at grade

### Wide Sign Distribution

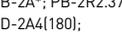
| Input Power Designator | 3000K                     | 4000K  | 5700K  |
|------------------------|---------------------------|--------|--------|
|                        | Initial Delivered Lumens* | 19,586 | 22,675 |
| T                      | 19,586                    | 22,675 | 23,069 |
| U                      | 22,502                    | 26,051 | 26,504 |

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

OSQ™ LED Area/Flood Luminaire – Large

Luminaire EPA

| Fixed Arm Mount – OSQ-DA Weight: 28.5 lbs. (13kg)                                 |                                                                                   |                                                                                   |                                                                                   |                                                                                     |                                                                                     |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Single                                                                            | 2 @ 180°                                                                          | 2 @ 90°                                                                           | 3 @ 90°                                                                           | 3 @ 120°                                                                            | 4 @ 90°                                                                             |
|  |  |  |  |  |  |
| 0.80                                                                              | 1.61                                                                              | 1.26                                                                              | 2.06                                                                              | 1.68                                                                                | 2.52                                                                                |

| Adjustable Arm Mount – OSQ-AA Weight: 28.5 lbs. (13kg)                                                       |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |                                                                                       |
|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Single                                                                                                       | 2 @ 180°                                                                            | 2 @ 90°                                                                             | 3 @ 90°                                                                             | 3 @ 120°                                                                            | 3 @ 180°                                                                              | 4 @ 180°                                                                              | 4 @ 90°                                                                               |
| <b>Tenon Configuration</b> (0° -80° Tilt); If used with Cree tenons, please add tenon EPA with Luminaire EPA |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |                                                                                       |
|                             |    |    |    |    |    |    |    |
| PB-1A*; PT-1; PW-1A3**                                                                                       | PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**                                | PB-2A*; PD-2A4(90); PT-2(90)                                                        | PB-3A*; PD-3A4(90); PT-3(90)                                                        | PB-3A*; PT-3(120)                                                                   | PB-3A*; PB-3R2.375                                                                    | PB-4A*(180)                                                                           | PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)                                          |
| <b>0° Tilt</b>                                                                                               |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |                                                                                       |
| 0.80                                                                                                         | 1.61                                                                                | 1.26                                                                                | 2.06                                                                                | 1.68                                                                                | 3.33                                                                                  | 4.66                                                                                  | 2.52                                                                                  |
| <b>10° Tilt</b>                                                                                              |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |                                                                                       |
| 0.81                                                                                                         | 1.61                                                                                | 1.62                                                                                | 2.42                                                                                | 2.32                                                                                | 4.40                                                                                  | 6.08                                                                                  | 3.24                                                                                  |
| <b>20° Tilt</b>                                                                                              |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |                                                                                       |
| 1.24                                                                                                         | 1.61                                                                                | 2.04                                                                                | 2.84                                                                                | 3.13                                                                                | 5.68                                                                                  | 7.80                                                                                  | 4.08                                                                                  |
| <b>30° Tilt</b>                                                                                              |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |                                                                                       |
| 1.64                                                                                                         | 1.64                                                                                | 2.44                                                                                | 3.24                                                                                | 3.97                                                                                | 6.88                                                                                  | 9.40                                                                                  | 4.88                                                                                  |
| <b>45° Tilt</b>                                                                                              |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |                                                                                       |
| 2.20                                                                                                         | 2.20                                                                                | 3.00                                                                                | 3.80                                                                                | 5.07                                                                                | 8.55                                                                                  | 11.64                                                                                 | 6.00                                                                                  |
| <b>60° Tilt</b>                                                                                              |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |                                                                                       |
| 2.63                                                                                                         | 2.63                                                                                | 3.43                                                                                | 4.23                                                                                | 5.73                                                                                | 9.84                                                                                  | 13.36                                                                                 | 6.86                                                                                  |
| <b>70° Tilt</b>                                                                                              |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |                                                                                       |
| 2.82                                                                                                         | 2.82                                                                                | 3.62                                                                                | 4.42                                                                                | 5.73                                                                                | 10.41                                                                                 | 14.12                                                                                 | 7.24                                                                                  |
| <b>80° Tilt</b>                                                                                              |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |                                                                                       |
| 2.93                                                                                                         | 2.93                                                                                | 3.73                                                                                | 4.53                                                                                | 5.73                                                                                | 10.74                                                                                 | 14.56                                                                                 | 7.46                                                                                  |
| <b>Tenon Configuration</b> (90° Tilt); If used with Cree tenons, please add tenon EPA with Luminaire EPA     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |                                                                                       |
|                           |  |  |  |  |  |  |  |
| PB-1A*; PT-1; PW-1A3**                                                                                       | PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**                                | PB-2A*                                                                              | PB-3A*                                                                              | PB-3A*; PT-3(120)                                                                   | PB-3A*; PB-3R2.375                                                                    | PB-4A*(180)                                                                           | PB-4A*(90); PB-4R2.375                                                                |
| <b>90° Tilt</b>                                                                                              |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |                                                                                       |
| 2.95                                                                                                         | 2.95                                                                                | 4.84                                                                                | 6.52                                                                                | 5.73                                                                                | 10.81                                                                                 | 14.64                                                                                 | 11.19                                                                                 |

\* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation  
 \*\* These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")



Tenon EPA

| Part Number      | EPA  |
|------------------|------|
| PB-1A*           | None |
| PB-2A*           | 0.82 |
| PB-3A*           | 1.52 |
| PB-4A*(180)      | 2.22 |
| PB-4A*(90)       | 1.11 |
| PB-2R2.375       | 0.92 |
| PB-3R2.375       | 1.62 |
| PB-4R2.375       | 2.32 |
| PD Series Tenons | 0.09 |
| PT Series Tenons | 0.10 |
| PW-1A3**         | 0.47 |
| PW-2A3**         | 0.94 |
| WM-2             | 0.08 |
| WM-4             | 0.25 |
| WM-DM            | None |

\* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation  
 \*\* These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

| Tenons and Brackets* (must specify color)                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Square Internal Mount Vertical Tenons (Steel)</b><br>- Mounts to 3-6" (76-152mm) square aluminum or steel poles<br>PB-1A* – Single                      PB-4A*(90) – 90° Quad<br>PB-2A* – 180° Twin                PB-4A*(180) – 180° Quad<br>PB-3A* – 180° Triple | <b>Round External Mount Vertical Tenons (Steel)</b><br>- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons<br>PB-2R2.375 – Twin                      PB-4R2.375 – Quad<br>PB-3R2.375 – Triple                                                                                                                        |
| <b>Square Internal Mount Horizontal Tenons (Aluminum)</b><br>- Mounts to 4" (102mm) square aluminum or steel poles<br>PD-2A4(90) – 90° Twin                PD-3A4(90) – 90° Triple<br>PD-2A4(180) – 180° Twin            PD-4A4(90) – 90° Quad                        | <b>Round External Mount Horizontal Tenons (Aluminum)</b><br>- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons<br>- Mounts to square pole with PB-1A* tenon<br>PT-1 – Single (Vertical)                PT-3(90) – 90° Triple<br>PT-2(90) – 90° Twin                    PT-4(90) – 90° Quad<br>PT-2(180) – 180° Twin |
| <b>Wall Mount Brackets</b><br>- Mounts to wall or roof<br>WM-2 – Horizontal for OSQ-AA mount<br>WM-4 – L-Shape for OSQ-AA mount<br>WM-DM – Plate for OSQ-DA mount                                                                                                     | <b>Mid-Pole Bracket</b><br>- Mounts to square pole<br>PW-1A3** – Single                      PW-2A3** – Double                                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                       | <b>Ground Mount Post</b><br>- For ground mounted flood luminaires<br>PGM-1 - for OSQ-AA mount                                                                                                                                                                                                                                           |

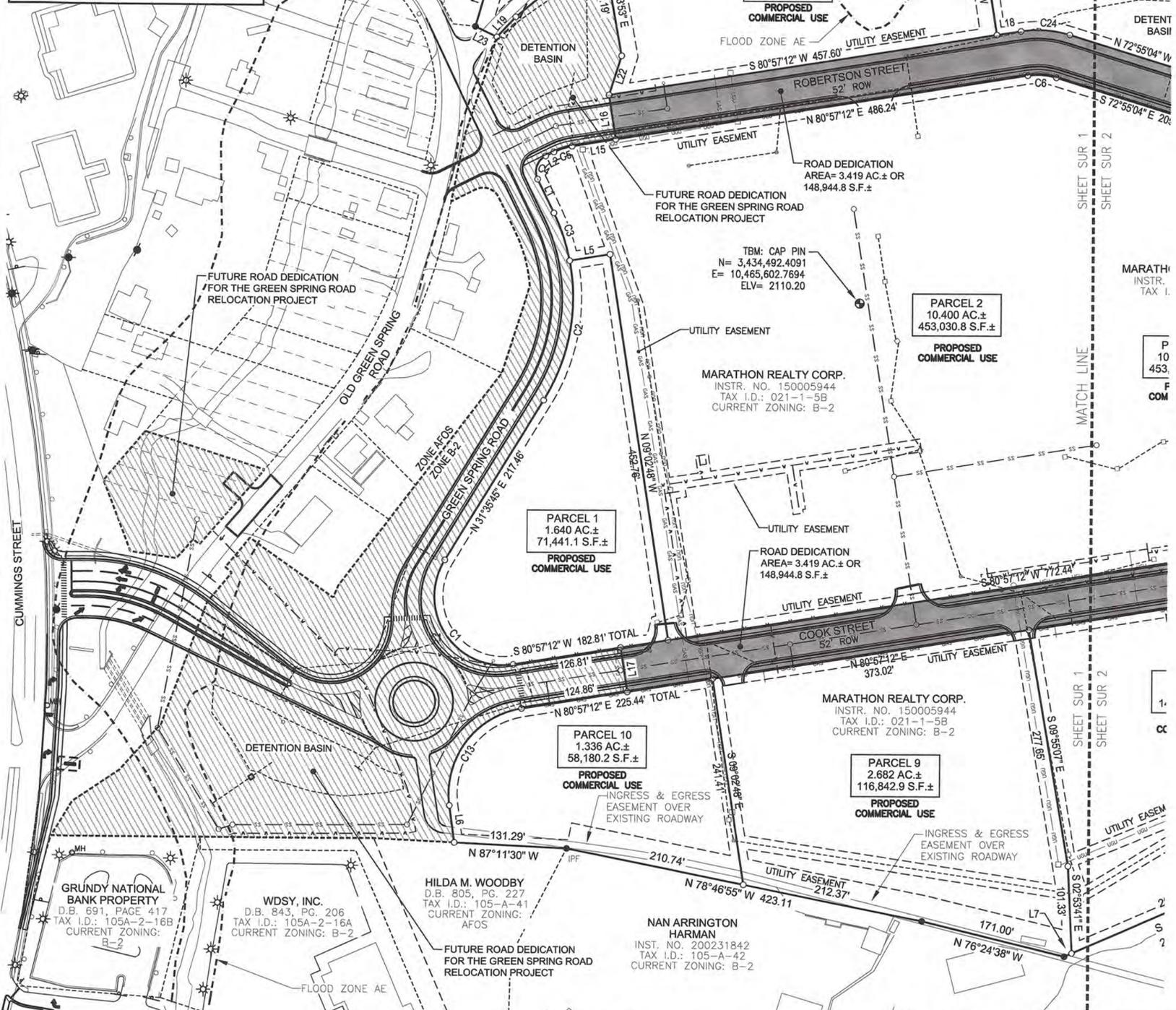
\* Refer to the [Bracket and Tenons spec sheet](#) for more details

Direct Mount Configurations

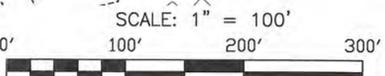
| Compatibility with OSQ-DA Direct Mount Bracket |         |          |         |          |         |
|------------------------------------------------|---------|----------|---------|----------|---------|
| Input Power Designator                         | 2 @ 90° | 2 @ 180° | 3 @ 90° | 3 @ 120° | 4 @ 90° |
| <b>3" Square</b>                               |         |          |         |          |         |
| S, T, & U                                      | N/A     | ✓        | N/A     | N/A      | N/A     |
| <b>3" Round</b>                                |         |          |         |          |         |
| S, T, & U                                      | N/A     | ✓        | N/A     | N/A      | N/A     |
| <b>4" Square</b>                               |         |          |         |          |         |
| S, T, & U                                      | ✓       | ✓        | ✓       | N/A      | ✓       |
| <b>4" Round</b>                                |         |          |         |          |         |
| S, T, & U                                      | ✓       | ✓        | ✓       | ✓        | ✓       |
| <b>5" Square</b>                               |         |          |         |          |         |
| S, T, & U                                      | ✓       | ✓        | ✓       | N/A      | ✓       |
| <b>5" Round</b>                                |         |          |         |          |         |
| S, T, & U                                      | ✓       | ✓        | ✓       | ✓        | ✓       |
| <b>6" Square</b>                               |         |          |         |          |         |
| S, T, & U                                      | ✓       | ✓        | ✓       | N/A      | ✓       |
| <b>6" Round</b>                                |         |          |         |          |         |
| S, T, & U                                      | ✓       | ✓        | ✓       | ✓        | ✓       |

**LEGEND**

- - 1/2" IRON PIN SET
- - IRON PIN FOUND
- RMF - HIGHWAY RIGHT-OF-WAY MONUMENT FOUND
- ⊙ - CALCULATED POINT
- ☼ - TREE
- ▭ - BUILDINGS, STRUCTURES
- — — — — OVERHEAD UTILITY LINE
- x - x - FENCE LINE
- — — — — BOUNDARY LINE
- - - - - ADJOINING PROPERTY LINE



- The boundary survey shown is based on a current field survey
- The unadjusted error of closure for the field traverse is greater than 1/20,000 (Urban Area)
- This survey was performed under the direct supervision of Steven W. Hamby Va. L.S. 2820.



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THAT THE LAND PLATTED WAS CONVEYED TO MARATHON REALTY CORP. BY INSTRUMENTS DATED DECEMBER 30, 2015 AND RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF WASHINGTON COUNTY, VIRGINIA AT INSTRUMENT NUMBER 20155944.

DATE: 5-20-16

SURVEYOR: *Steven W. Hamby*

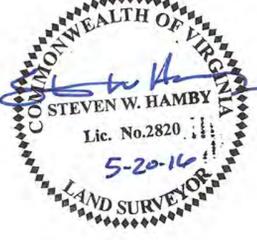
**OWNER'S STATEMENT**

THE PLATTING OR DEDICATION OF LANDS IT APPEARS ON THIS PLAT (REPLAT) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) OR TRUSTEE(S), IF ANY. GIVEN UNDER MY (OUR) HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

\_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL)

\_\_\_\_\_(SEAL)



PER SEC. 4.13 OF THE TOWN OF ABINGDON SUBDIVISION CODE, APPROVAL OF THE FINAL PLAT SHALL NOT BE DEEMED THE ACCEPTANCE BY THE TOWN OF ANY STREET, ALLEY, OR OTHER PUBLIC SPACE SHOWN ON THE PLAT FOR MAINTENANCE, OR REPAIR OR OPERATION THEREOF, AND SHALL BE NULL AND VOID IF A COPY THEREOF IS NOT RECORDED AS REQUIRED ABOVE, WITHIN SIX (6) MONTHS AFTER APPROVAL, UNLESS SUCH TIME OF RECORDATION IS EXTENDED BY THE TOWN COUNCIL.

**CURRENT PROPERTY ZONING CLASSIFICATION:**

AFOS, (AGRICULTURAL, FORESTAL & OPEN SPACE DISTRICT)  
 B-2, (GENERAL BUSINESS DISTRICT)

**SETBACKS:**

AFOS: SEE ZONING CODE ARTICLE 3, SECTIONS 3-4 THRU 3-7 FOR FRONT YARD, SIDE YARD AND REAR YARD AREA REGULATIONS.  
 B-2: SEE ZONING CODE ARTICLE 11, SECTIONS 11-4 THRU 11-7 FOR FRONT YARD, SIDE YARD AND REAR YARD AREA REGULATIONS.

- NOTES:**
- NORTH RECONCILED TO THE VIRGINIA SOUTH ZONE STATE PLANE COORDINATE SYSTEM.
  - A SMALL PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 51191C0280C, BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
  - CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
  - SUBJECT PROPERTY REFERENCE DOCUMENTS: SEE SURVEY
  - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  - THIS SURVEY IS SUBJECT TO ANY EASEMENTS THAT MAY AFFECT SUBJECT PROPERTY, WHETHER OF RECORD OR IMPLIED.
  - ALL FUTURE CONSTRUCTION WILL CONFORM TO THE REQUIREMENTS OF THE PLANNING AND ZONING ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION.
  - THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND EVIDENCE WHICH WERE FOUND IN THE FIELD AS OF THIS DATE.
  - SUBJECT PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY PUBLIC RECORDS.
  - THERE IS A 10 FT. UTILITY EASEMENT ALONG THE INTERIOR OF ALL LOT LINES.

**NORTH**

CALL THREE WORKING DAYS BEFORE YOU DIG DIAL 811 MISS VIRGINIA UTILITY

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION

**VICINITY MAP**

**TOWN MANAGER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY AND MEETS THE ADMINISTRATIVE APPROVAL REQUIREMENTS OF THE TOWN MANAGER AS PROVIDED IN THE TOWN OF ABINGDON SUBDIVISION ORDINANCE.

DATE: \_\_\_\_\_

TOWN MANAGER, ABINGDON, VIRGINIA \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS APPROVED BY THE ABINGDON PLANNING COMMISSION ON \_\_\_\_\_, 2016, GIVEN UNDER MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

SIGNED: \_\_\_\_\_ (CHAIRPERSON, ABINGDON PLANNING COMMISSION)

ATTESTED: \_\_\_\_\_ (SECRETARY, ABINGDON PLANNING COMMISSION)

**TOWN COUNCIL APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS APPROVED BY THE TOWN COUNCIL ON \_\_\_\_\_, 2016, GIVEN UNDER MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

SIGNED: \_\_\_\_\_ (MAYOR, ABINGDON TOWN COUNCIL)

ATTESTED: \_\_\_\_\_ (CLERK, ABINGDON TOWN COUNCIL)

**NOTARY STATEMENT**

STATE OF VIRGINIA  
 COUNTY OF WASHINGTON TO WIT:

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ WHOSE NAME(S) IS (ARE) SIGNED TO THE FOREGOING STATEMENT, PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_

GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

**NOTARY STATEMENT**

STATE OF VIRGINIA  
 COUNTY OF WASHINGTON TO WIT:

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ WHOSE NAME(S) IS (ARE) SIGNED TO THE FOREGOING STATEMENT, PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_

GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

**REVISIONS**

| NO. | DATE    | DESCRIPTION               |
|-----|---------|---------------------------|
| 1   | 5-20-16 | TOWN OF ABINGDON COMMENTS |

**ACTIVE DESIGN PHASE**

CONCEPT DESIGN

DESIGN DEVELOPMENT

CONSTRUCTION BIDDING PHASE

CONSTRUCTION DOCUMENTS

CONSTRUCTION ADMINISTRATION

ADS PROJ. No.: NA

**PROJECT:**  
**THE MEADOWS PROJECT**  
**PRELIMINARY SUBDIVISION**

Subject Property Information:

**OWNER:**  
 Marathon Realty Corp.  
 P.O. Box 1158  
 Abingdon, VA 24212

Property Address:  
 Abingdon, VA

**Appalachia Design Services**

INCORPORATED

245 Birch Street  
 Blountville, TN 37617  
 Phone: (423) 323-1206  
 Fax: (423) 323-1732

**TOWN OF ABINGDON, VIRGINIA PLANNING DEPARTMENT**

**DRAWING INFORMATION**

SCALE: 1"=100'

SCALE GUIDE:

DWG ISSUED: May 05, 2016

PROJ ADMIN: JSF

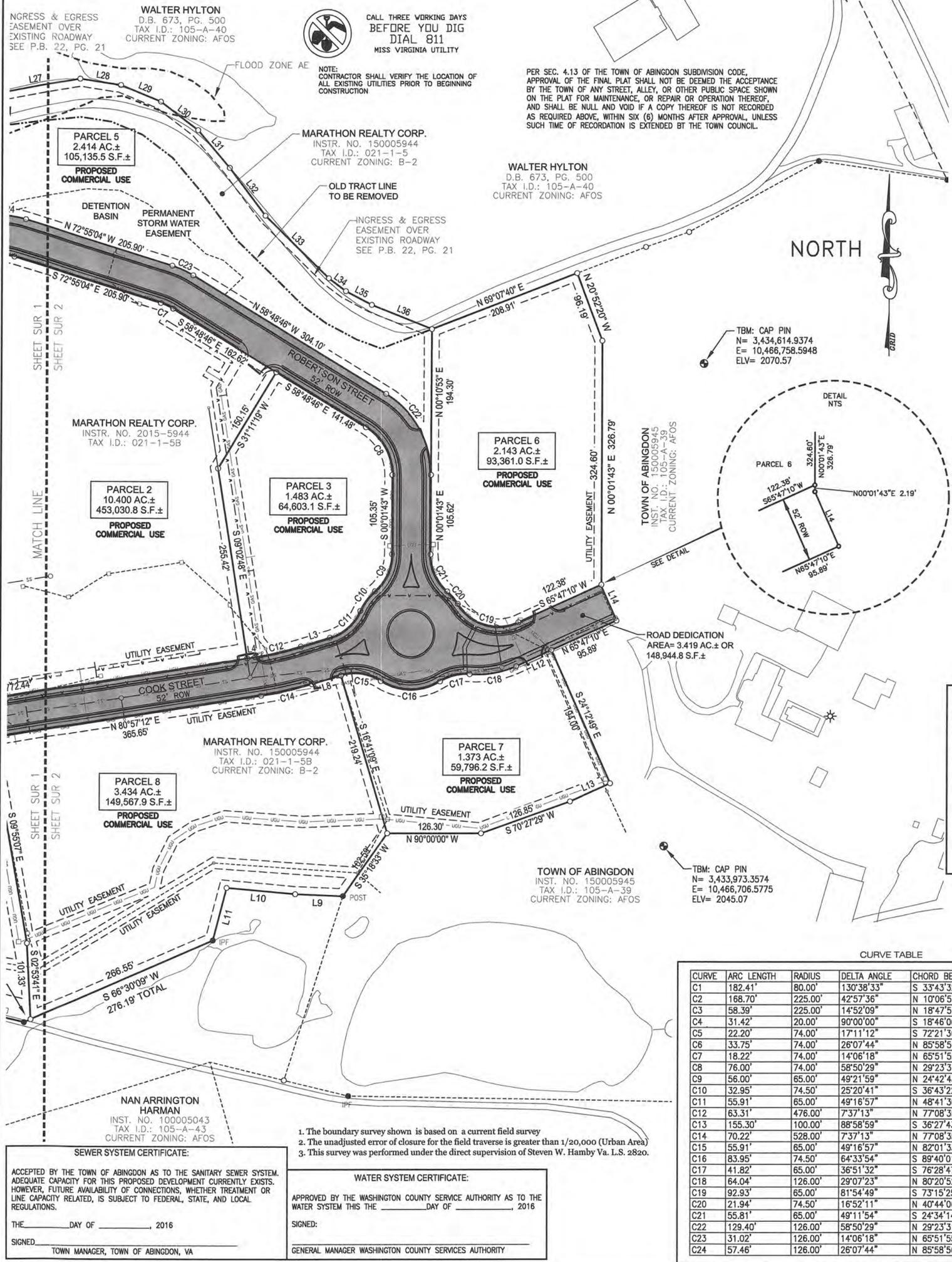
DRAWN BY: SWH

CHECKED BY: SWH

DRAWING TITLE:  
**PLAT SHOWING A SUBDIVISION OF THE MARATHON REALTY CORP. PROPERTY - 33.004 AC.± (TOTAL)**

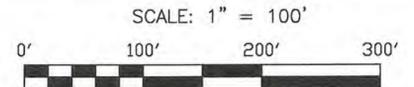
BEING ALL OF THOSE CERTAIN TRACTS OF LAND LYING IN THE TOWN OF ABINGDON IN THE MADISON MAGISTERIAL DISTRICT OF WASHINGTON COUNTY, VA AND RECORDED AT INSTRUMENT NUMBER 150005944.

DRAWING NO:  
**SUR-1 OF 2**



LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 26°14'00" W | 43.58'   |
| L2   | N 63°46'00" E | 10.70'   |
| L3   | S 73°19'59" W | 40.66'   |
| L4   | S 80°57'12" W | 10.80'   |
| L5   | N 80°57'12" E | 47.78'   |
| L6   | N 08°01'47" W | 43.22'   |
| L7   | S 66°30'09" W | 9.64'    |
| L8   | N 73°19'59" E | 40.66'   |
| L9   | N 87°41'06" W | 64.07'   |
| L10  | N 84°58'32" W | 92.81'   |
| L11  | S 14°35'07" W | 72.52'   |
| L12  | N 65°47'10" E | 51.97'   |
| L13  | S 65°47'10" W | 59.03'   |
| L14  | N 24°12'50" W | 50.00'   |
| L15  | N 80°57'12" E | 51.62'   |
| L16  | N 09°02'48" W | 52.00'   |
| L17  | N 09°02'48" W | 52.00'   |
| L18  | S 80°57'12" W | 28.84'   |
| L19  | N 42°55'13" E | 32.03'   |
| L20  | N 50°35'18" E | 107.42'  |
| L21  | N 54°00'09" E | 22.18'   |
| L22  | S 17°28'54" W | 47.66'   |
| L23  | N 64°00'05" W | 27.87'   |
| L24  | N 09°49'33" E | 60.00'   |
| L25  | N 08°51'45" W | 55.00'   |
| L26  | N 70°33'54" E | 67.76'   |
| L27  | N 79°39'44" E | 118.32'  |
| L28  | S 81°31'30" E | 55.43'   |
| L29  | S 67°49'30" E | 58.03'   |
| L30  | S 53°01'50" E | 62.83'   |
| L31  | S 40°30'52" E | 65.76'   |
| L32  | S 37°15'21" E | 79.69'   |
| L33  | S 45°50'12" E | 119.41'  |
| L34  | S 53°26'03" E | 28.55'   |
| L35  | S 62°24'22" E | 39.60'   |
| L36  | S 68°17'50" E | 87.17'   |



**OWNER'S STATEMENT**

THE PLATTING OR DEDICATION OF LANDS IT APPEARS ON THIS PLAT (REPLAT) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) OR TRUSTEE(S), IF ANY. GIVEN UNDER MY (OUR) HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

(SEAL)

(SEAL)

(SEAL)

**SURVEYOR'S CERTIFICATE**

I HERBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THAT THE LAND PLATTED WAS CONVEYED TO MARATHON REALTY CORP. BY INSTRUMENTS DATED DECEMBER 30, 2015 AND RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF WASHINGTON COUNTY, VIRGINIA AT INSTRUMENT NUMBER 20155844.

DATE: 5-20-16

SURVEYOR: Steven W. Hamby

**TOWN MANAGER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY AND MEETS THE ADMINISTRATIVE APPROVAL REQUIREMENTS OF THE TOWN MANAGER AS PROVIDED IN THE TOWN OF ABINGDON SUBDIVISION ORDINANCE.

DATE: \_\_\_\_\_

TOWN MANAGER, ABINGDON, VIRGINIA

**PLANNING COMMISSION APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS APPROVED BY THE ABINGDON PLANNING COMMISSION ON \_\_\_\_\_ 2016, GIVEN UNDER MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

SIGNED: \_\_\_\_\_

(CHAIRPERSON, ABINGDON PLANNING COMMISSION)

ATTESTED: \_\_\_\_\_

(SECRETARY, ABINGDON PLANNING COMMISSION)

**TOWN COUNCIL APPROVAL**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS APPROVED BY THE TOWN COUNCIL ON \_\_\_\_\_ 2016, GIVEN UNDER MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

SIGNED: \_\_\_\_\_

(MAYOR, ABINGDON TOWN COUNCIL)

ATTESTED: \_\_\_\_\_

(CLERK, ABINGDON TOWN COUNCIL)

**NOTARY STATEMENT**

STATE OF VIRGINIA  
COUNTY OF WASHINGTON TO WIT:

I, \_\_\_\_\_  
A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_

WHOSE NAME(S) IS (ARE) SIGNED TO THE FOREGOING STATEMENT, PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_

GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

**NOTARY STATEMENT**

STATE OF VIRGINIA  
COUNTY OF WASHINGTON TO WIT:

I, \_\_\_\_\_  
A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_

WHOSE NAME(S) IS (ARE) SIGNED TO THE FOREGOING STATEMENT, PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_

GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.



**LEGEND**

- 1/2" IRON PIN SET
- IPF - IRON PIN FOUND
- RMF - HIGHWAY RIGHT-OF-WAY MONUMENT FOUND
- ⊙ CALCULATED POINT
- ☐ TREE
- ▭ BUILDINGS, STRUCTURES
- ~~~~~ TREE LINE
- OVERHEAD UTILITY LINE
- x-x- FENCE LINE
- BOUNDARY LINE
- - - ADJOINING PROPERTY LINE

**CURVE TABLE**

| CURVE | ARC LENGTH | RADIUS  | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1    | 182.41'    | 80.00'  | 130°38'33"  | S 33°43'32" E | 145.39'      |
| C2    | 168.70'    | 225.00' | 42°57'36"   | N 10°06'57" E | 164.78'      |
| C3    | 58.39'     | 225.00' | 14°52'09"   | N 18°47'56" W | 58.23'       |
| C4    | 31.42'     | 20.00'  | 90°00'00"   | S 18°46'00" W | 28.28'       |
| C5    | 22.20'     | 74.00'  | 17°11'12"   | S 72°21'36" W | 22.11'       |
| C6    | 33.75'     | 74.00'  | 26°07'44"   | N 85°58'56" W | 33.46'       |
| C7    | 18.22'     | 74.00'  | 14°06'18"   | N 65°51'55" W | 18.17'       |
| C8    | 76.00'     | 74.00'  | 58°50'29"   | N 29°23'31" W | 72.70'       |
| C9    | 56.00'     | 65.00'  | 49°21'59"   | N 24°42'43" E | 54.29'       |
| C10   | 32.95'     | 74.50'  | 25°20'41"   | S 36°43'22" W | 32.69'       |
| C11   | 55.91'     | 65.00'  | 49°16'57"   | N 48°41'30" E | 54.20'       |
| C12   | 63.31'     | 476.00' | 7°37'13"    | N 77°08'35" E | 63.26'       |
| C13   | 155.30'    | 100.00' | 88°58'59"   | S 36°27'43" W | 140.16'      |
| C14   | 70.22'     | 528.00' | 7°37'13"    | N 77°08'35" E | 70.17'       |
| C15   | 55.91'     | 65.00'  | 49°16'57"   | N 82°01'33" W | 54.20'       |
| C16   | 83.95'     | 74.50'  | 64°33'54"   | S 89°40'01" E | 79.58'       |
| C17   | 41.82'     | 65.00'  | 36°51'32"   | S 76°28'47" W | 41.10'       |
| C18   | 64.04'     | 126.00' | 29°07'23"   | N 80°20'52" E | 63.36'       |
| C19   | 92.93'     | 65.00'  | 81°54'49"   | S 73°15'25" E | 85.21'       |
| C20   | 21.94'     | 74.50'  | 16°52'11"   | N 40°44'06" W | 21.86'       |
| C21   | 55.81'     | 65.00'  | 49°11'54"   | S 24°34'14" E | 54.11'       |
| C22   | 129.40'    | 126.00' | 58°50'29"   | N 29°23'31" W | 123.79'      |
| C23   | 31.02'     | 126.00' | 14°06'18"   | N 65°51'55" W | 30.94'       |
| C24   | 57.46'     | 126.00' | 26°07'44"   | N 85°58'56" W | 56.96'       |

**NOTES:**

1. NORTH RECONCILED TO THE VIRGINIA SOUTH ZONE STATE PLANE COORDINATE SYSTEM.
2. A SMALL PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 51191C0280C, BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
3. CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
4. SUBJECT PROPERTY REFERENCE DOCUMENTS: SEE SURVEY
5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. THIS SURVEY IS SUBJECT TO ANY EASEMENTS THAT MAY AFFECT SUBJECT PROPERTY, WHETHER OF RECORD OR IMPLIED.
7. ALL FUTURE CONSTRUCTION WILL CONFORM TO THE REQUIREMENTS OF THE PLANNING AND ZONING ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION.
8. THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND EVIDENCE WHICH WERE FOUND IN THE FIELD AS OF THIS DATE.
9. SUBJECT PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY PUBLIC RECORDS.
10. THERE IS A 10 FT. UTILITY EASEMENT ALONG THE INTERIOR OF ALL LOT LINES.

**REVISIONS**

| NO. | DATE    | DESCRIPTION               |
|-----|---------|---------------------------|
| 1   | 5-20-16 | TOWN OF ABINGDON COMMENTS |

**ACTIVE DESIGN PHASE**

CONCEPT DESIGN

DESIGN DEVELOPMENT

CONSTRUCTION BIDDING PHASE

CONSTRUCTION DOCUMENTS

CONSTRUCTION ADMINISTRATION

ADS PROJ. No.: NA

**PROJECT:**  
**THE MEADOWS PROJECT PRELIMINARY SUBDIVISION**

Subject Property Information:

**OWNER:**  
Marathon Realty Corp.  
P.O. Box 1158  
Abingdon, VA 24212

Property Address:  
Abingdon, VA

**Appalachia Design Services**  
INCORPORATED

245 Birch Street  
Blountville, TN 37617  
Phone: (423) 323-1206  
Fax: (423) 323-1732

**TOWN OF ABINGDON, VIRGINIA PLANNING DEPARTMENT**

**DRAWING INFORMATION**

SCALE: 1"=100'

SCALE GUIDE:

DWG ISSUED: May 05, 2016

PROJ ADMIN: JSF

DRAWN BY: SWH

CHECKED BY: SWH

DRAWING TITLE:  
**PLAT SHOWING A SUBDIVISION OF THE MARATHON REALTY CORP. PROPERTY - 33.004 AC.± (TOTAL)**

BEING ALL OF THOSE CERTAIN TRACTS OF LAND LYING IN THE TOWN OF ABINGDON IN THE MADISON MAGISTERIAL DISTRICT OF WASHINGTON COUNTY, VA AND RECORDED AT INSTRUMENT NUMBER 150005944.

DRAWING NO: **SUR-2 OF 2**

**SEWER SYSTEM CERTIFICATE:**

ACCEPTED BY THE TOWN OF ABINGDON AS TO THE SANITARY SEWER SYSTEM. ADEQUATE CAPACITY FOR THIS PROPOSED DEVELOPMENT CURRENTLY EXISTS. HOWEVER, FUTURE AVAILABILITY OF CONNECTIONS, WHETHER TREATMENT OR LINE CAPACITY RELATED, IS SUBJECT TO FEDERAL, STATE, AND LOCAL REGULATIONS.

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

SIGNED: \_\_\_\_\_

TOWN MANAGER, TOWN OF ABINGDON, VA

**WATER SYSTEM CERTIFICATE:**

APPROVED BY THE WASHINGTON COUNTY SERVICE AUTHORITY AS TO THE WATER SYSTEM THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

SIGNED: \_\_\_\_\_

GENERAL MANAGER WASHINGTON COUNTY SERVICES AUTHORITY

1. The boundary survey shown is based on a current field survey
2. The unadjusted error of closure for the field traverse is greater than 1/20,000 (Urban Area)
3. This survey was performed under the direct supervision of Steven W. Hamby Va. L.S. 2820.

NGRESS & EGRESS EASEMENT OVER EXISTING ROADWAY SEE P.B. 22, PG. 21

WALTER HYLTON D.B. 673, PG. 500 TAX I.D.: 105-A-40 CURRENT ZONING: AFOS

CALL THREE WORKING DAYS BEFORE YOU DIG DIAL 811 MISS VIRGINIA UTILITY

NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION

PER SEC. 4.13 OF THE TOWN OF ABINGDON SUBDIVISION CODE, APPROVAL OF THE FINAL PLAT SHALL NOT BE DEEMED THE ACCEPTANCE BY THE TOWN OF ANY STREET, ALLEY, OR OTHER PUBLIC SPACE SHOWN ON THE PLAT FOR MAINTENANCE, OR REPAIR OR OPERATION THEREOF, AND SHALL BE NULL AND VOID IF A COPY THEREOF IS NOT RECORDED AS REQUIRED ABOVE, WITHIN SIX (6) MONTHS AFTER APPROVAL, UNLESS SUCH TIME OF RECORDATION IS EXTENDED BY THE TOWN COUNCIL.

MARATHON REALTY CORP.  
INSTR. NO. 150005944  
TAX I.D.: 021-1-5  
CURRENT ZONING: B-2

OLD TRACT LINE TO BE REMOVED

WALTER HYLTON  
D.B. 673, PG. 500  
TAX I.D.: 105-A-40  
CURRENT ZONING: AFOS

MARATHON REALTY CORP.  
INSTR. NO. 2015-5944  
TAX I.D.: 021-1-5B

PARCEL 2  
10.400 AC.±  
453,030.8 S.F.±  
PROPOSED COMMERCIAL USE

PARCEL 3  
1.483 AC.±  
64,603.1 S.F.±  
PROPOSED COMMERCIAL USE

PARCEL 6  
2.143 AC.±  
93,361.0 S.F.±  
PROPOSED COMMERCIAL USE

PARCEL 7  
1.373 AC.±  
59,796.2 S.F.±  
PROPOSED COMMERCIAL USE

PARCEL 8  
3.434 AC.±  
149,567.9 S.F.±  
PROPOSED COMMERCIAL USE

MARATHON REALTY CORP.  
INSTR. NO. 150005944  
TAX I.D.: 021-1-5B  
CURRENT ZONING: B-2

TOWN OF ABINGDON  
INSTR. NO. 150005945  
TAX I.D.: 105-A-39  
CURRENT ZONING: AFOS

NAN ARRINGTON HARMAN  
INST. NO. 100005043  
TAX I.D.: 105-A-43  
CURRENT ZONING: AFOS



# The Meadows

## Abingdon Va.

### Overview

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abingdon, Va.  
Planting shown for reference only - see landscaping plans

June 09, 2016



The Meadows  
Abingdon Va.  
Food City & Gas'N Go

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abingdon, Va.  
Planting shown for reference only - see landscaping plans

June 09, 2016



The Meadows  
Abingdon Va.  
Food City



The Meadows  
Abingdon Va.  
Gas'N Go

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abington, Va.  
Planting shown for reference only - see landscaping plans

June 09, 2016



# The Meadows

## Abingdon Va.

### Retail 3

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abingdon, Va.  
Planting shown for reference only - see landscaping plans

June 09, 2016



# The Meadows

Abingdon Va.  
Retail 3, Retail 4

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abingdon, Va.  
Planting shown for reference only - see landscaping plans

June 09, 2016



The Meadows  
Abingdon Va.  
Retail 4

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abington, Va.  
Planting shown for reference only - see landscaping plans

June 09, 2016



# The Meadows

Abingdon Va.  
Retail 1, Retail 4

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abingdon, Va.  
Planting shown for reference only - see landscaping plans

June 09, 2016



The Meadows  
Abingdon Va.  
Retail 1



The Meadows  
Abingdon Va.  
Food City

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abington, Va.  
Planting shown for reference only - see landscaping plans

June 09, 2016



The Meadows  
Abingdon Va.  
Food City (rear)



# The Meadows

## Abingdon Va.

### Overview

Brick color shown for reference only - exact style/color to match K-VA-T Corporate office, Abingdon, Va.  
Planting shown for reference only - see landscaping plans

June 09, 2016