

| SITE DATA                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS                                                  | 3267 PROFFIT ROAD<br>CHARLOTTESVILLE, VA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| JURISDICTION                                             | ALBEMARLE COUNTY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| ZONING                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| EXISTING                                                 | HIGHWAY COMMERCIAL - HC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PROPOSED                                                 | HIGHWAY COMMERCIAL - HC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| SITE AREA                                                | 1.49 AC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| BUILDING AREA                                            | 6,049 SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| BUILDING AREA PERCENTAGE OF SITE AREA                    | 9.32%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| PROP. IMPERVIOUS SURFACE COVER OF SITE AREA              | 1.26 AC (84.50%)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PARKING REQUIRED                                         | PARKING REQUIRED: 1 SPACE PER 100 SF OF RETAIL SALES AREA FOR THE FIRST 5000 SF OF RETAIL SALES AREA. RETAIL SALES AREA = 80% OF THE GROSS FLOOR AREA (GFA)<br>6049' / 0.8 = 4839<br>4839 / 100 = 48                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PARKING PROVIDED                                         | 48 SPACES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| AREA OF PAVED PARKING AND VEHICULAR CIRCULATION          | 1.00 AC (66.8%)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| HANDICAP                                                 | 2 SPACES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| ZONE A                                                   | 25 SPACES (INCL. 2 HANDICAP)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| ZONE B                                                   | 11 SPACES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| ZONE C                                                   | 12 SPACES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| TOTAL                                                    | 48 SPACES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| # OF TRUCK/OVERSIZE PARKING                              | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| REQUIRED BUILDING SETBACKS                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| FRONT YARD(SEMINOLE TRAIL AND PROFFIT ROAD)              | 10 FEET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| SIDE YARDS(NORTH AND EAST PROPERTY LINES)                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PROVIDED BUILDING SETBACKS                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| FRONT YARD(SEMINOLE TRAIL AND PROFFIT ROAD)              | ±164 FEET (SEMINOLE TRAIL) AND ±75.7 FEET (PROFFIT ROAD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| SIDE YARDS(NORTH AND EAST PROPERTY LINES)                | ±43 FEET (NORTH) AND ±91 FEET (EAST)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| REQUIRED PARKING SETBACKS                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| FRONT YARD(SEMINOLE TRAIL AND PROFFIT ROAD)              | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| SIDE YARDS(NORTH AND EAST PROPERTY LINES)                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PROVIDED PARKING SETBACKS                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| FRONT YARD(SEMINOLE TRAIL AND PROFFIT ROAD)              | ±10 FEET (SEMINOLE TRAIL), ±6.7 FEET (PROFFIT ROAD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| SIDE YARDS(NORTH AND EAST PROPERTY LINES)                | ±6.0 FEET (NORTH), ±7.5 FEET (EAST)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| REQUIRED LAND BUFFERS                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| FRONT YARD(SEMINOLE TRAIL AND PROFFIT ROAD)              | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| SIDE YARDS(NORTH AND EAST PROPERTY LINES)                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PROVIDED BUFFERS                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| FRONT YARD(SEMINOLE TRAIL AND PROFFIT ROAD)              | ±10 FEET (SEMINOLE TRAIL), ±8.0 FEET (PROFFIT ROAD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| SIDE YARDS(NORTH AND EAST PROPERTY LINES)                | ±6.0 FEET (NORTH), ±7.5 FEET (EAST)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| BUILDING TYPE                                            | W50T-FB-VA-M                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| CANOPY CONFIGURATION                                     | STACKED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| CANOPY TYPE                                              | A-FRAME                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| # OF MPD'S                                               | 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| TYPE OF MPD'S                                            | (6) 3+1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| SQUARE FEET OF ASPHALT INSIDE R.O.W. (TO BE SEAL COATED) | 3,200 SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| SQUARE FEET OF LAWN TO BE MOWED                          | 4,525 SF ON-SITE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| SQUARE FEET OF MULCH AREA                                | 6,940 SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| NOTES:                                                   | 1.THIS SITE ALSO LOCATED IN THE ENTRANCE CORRIDOR OVERLAY DISTRICT.<br>2.1 SIGN PER STREET FRONTAGE, OR 2 SIGNS PER ENTRANCE, PER LOT WITH 100 OR MORE FEET OF CONTINUOUS STREET FRONTAGE PLUS 1 SIGN PER LOT IF THE LOT IS GREATER THAN 4 ACRES AND HAS MORE THAN 1 APPROVED ENTRANCE ON ITS FRONTAGE. 5 FEET BETWEEN PROPERTY LINE AND SIGN IS REQUIRED.<br>3.THE "LAYOUT PLAN" (SHEET 8 OF 15 AND "COVER SHEET" (SHEET 1 OF 15) OF APPROVED FINAL SITE PLAN SDP201000028 REQUIRED 165 PARKING SPACE, AND 198 PARKING SPACES WERE PROVIDED. THE PROPOSED MODIFICATIONS SHOWN ON SDP201800048 (THE ELIMINATION OF FOUR (4) SPACES ON THE ADJOINING PROPERTY) WOULD NOT TAKE THE ADJOINING PROPERTY OUT OF COMPLIANCE WITH THE MINIMUM PARKING REQUIREMENTS IDENTIFIED IN SDP201000029. |

|                                       | APPROVAL | DATE |
|---------------------------------------|----------|------|
| DEPARTMENT OF COMMUNITY DEVELOPMENT   |          |      |
| PLANNING                              |          |      |
| ENGINEER                              |          |      |
| INSPECTIONS                           |          |      |
| ARB                                   |          |      |
| DEPARTMENT OF FIRE RESCUE             |          |      |
| ALBEMARLE COUNTY SERVICE AUTHORITY    |          |      |
| VIRGINIA DEPARTMENT OF TRANSPORTATION |          |      |
| HEALTH DEPARTMENT                     |          |      |

# SITE PLAN DOCUMENTS LETTER OF REVISION #1

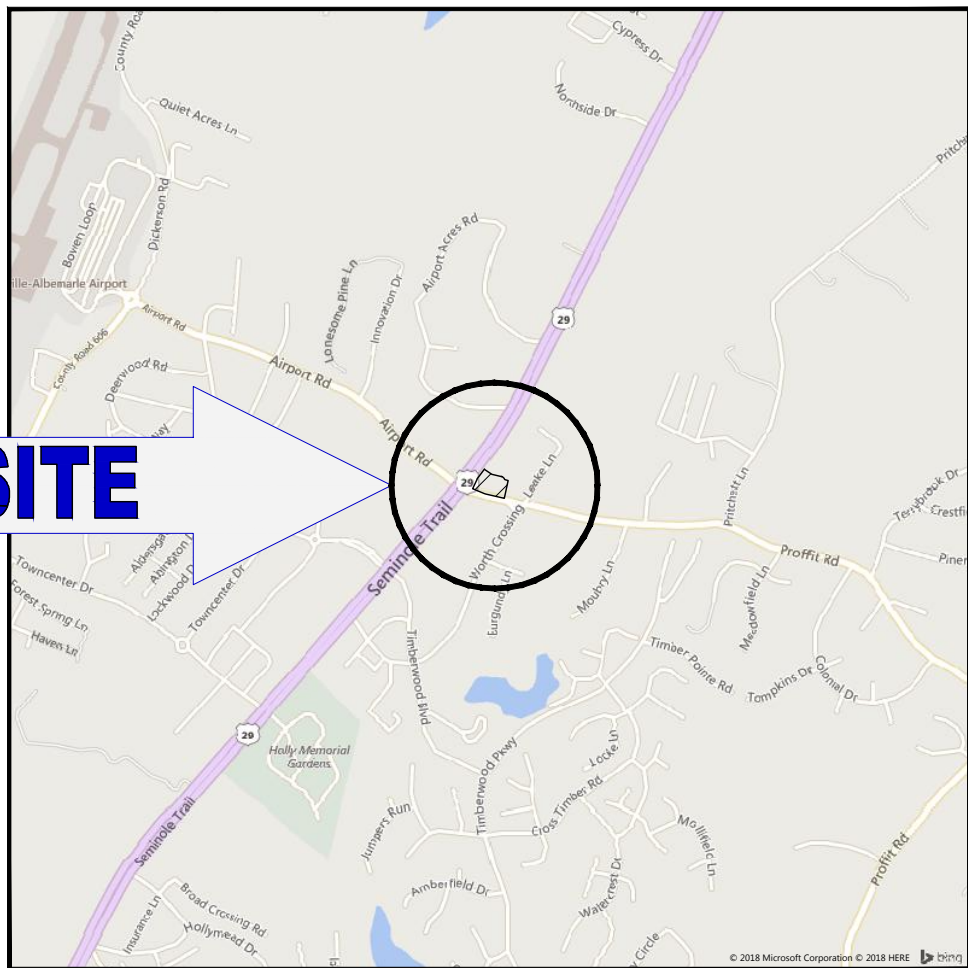
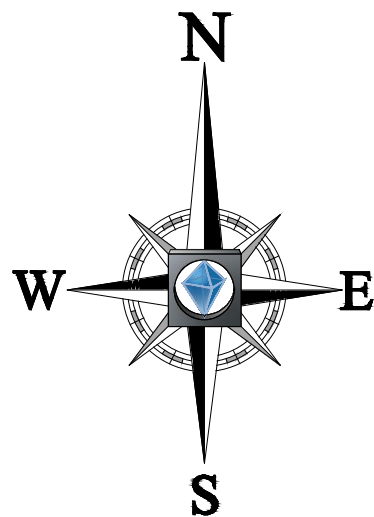
TO SDP02018-00048

FOR



LOCATION OF SITE

3267 PROFFIT ROAD  
CHARLOTTESVILLE, VA 22901  
RIVANNA MAGISTERIAL  
DISTRICT  
ALBEMARLE COUNTY, VIRGINIA  
TAX MAP: 32A-02-1



## LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE  
PERMIT USE NO. 20602153-5  
SCALE: 1"=2000'

## DEVELOPER

RC DEVELOPMENT GROUP, LLC  
8605 WESTWOOD CENTER DRIVE, SUITE 410  
VIENNA, VA 22182  
CONTACT: MARK FONTAINE  
(703) 404-2346

## OWNER

CHARLOTTESVILLE PROFFIT, LLC  
1401 BROAD STREET  
CLIFTON NJ 07013  
CONTACT: MARK FONTAINE  
(703) 431-6938

PREPARED BY



**BOHLER**  
ENGINEERING

28 BLACKWELL PARK LANE, SUITE 201  
WARRENTON, VIRGINIA 20186

Phone: (540) 349-4500

Fax: (540) 349-0321

**VA@BohlerEng.com**

CONTACT: JONATHAN Q. RITCHIE, P.E.

## CONTACT INFORMATION

### REFERENCES

BOUNDARY & TOPOGRAPHIC/ALTA SURVEY:  
ALTANSF'S LAND TITLE SURVEY, WAWA  
3267 PROFFIT ROAD  
RIVANNA MAGISTERIAL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA  
PREPARED BY BOHLER ENGINEERING  
PROJECT NO. SV162083, DATED 10/27/17, REVISION 10/8/18.

ASBUILT SURVEY:  
ASBUILT SURVEY, WAWA  
3267 PROFFIT ROAD  
RIVANNA MAGISTERIAL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA  
PREPARED BY BOHLER ENGINEERING VA, LLC  
PROJECT NO. SR162083, DATED 12/19/20, REVISED 4/30/20

BUILDING PLAN:  
"WAWA MARKET, NEC R1 29 & PROFFIT RD,  
CHARLOTTESVILLE, VA STORE #8659-PRF"  
PREPARED BY CUHACI & PETERSON  
PROJECT NO. 2180068, DATED 07/12/2019.

GEOTECHNICAL REPORT:  
SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING REPORT  
3267 PROFFIT ROAD  
RIVANNA MAGISTERIAL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA  
PREPARED BY ECS-MID-ATLANTIC, LLC  
PROJECT NO. 28-2173, DATED 11/17/17.

TESLA PLAN:  
"TESLA WAWA #86599 CHARLOTTESVILLE VA"  
PREPARED BY DOWBERRY ENGINEERS INC.  
PROJECT NO. 50123704, DATED 11/18/20.

### GOVERNING AGENCIES

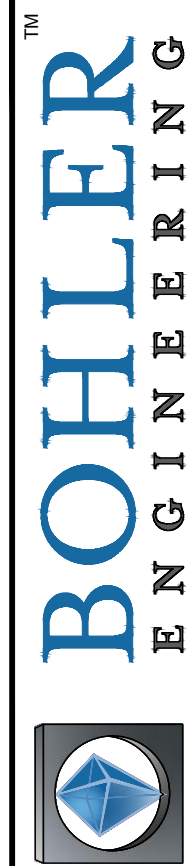
COUNTY OF ALBEMARLE  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
401 MCINTIRE ROAD  
CHARLOTTESVILLE, VA 22902  
PHONE: (434) 296-5832  
FAX: (434) 972-4126

### UTILITIES

ALBEMARLE COUNTY SERVICE AUTHORITY  
168 SPOTNAP ROAD  
CHARLOTTESVILLE, VA 22911  
TEL: (434) 977-4511

CHARLOTTESVILLE GAS  
305 4TH STREET NW  
CHARLOTTESVILLE, VA 22903  
TEL: (434) 970-3600

| SHEET INDEX      |               |
|------------------|---------------|
| SHEET TITLE      | SHEET NUMBER  |
| COVER SHEET      | C-101         |
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**BOHLER**  
ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRAIL DESIGN SERVICES

THE QUALITY, DESIGN AND CONTENT OF THIS PLAN, SPECIFICATIONS AND ALL OTHER DOCUMENTS SHALL BE SOLELY THE RESPONSIBILITY OF THE CLIENT. BOHLER ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR SPECIFICATIONS. BOHLER ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR SPECIFICATIONS. BOHLER ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR SPECIFICATIONS.

### REVISIONS

| REV | DATE       | COMMENT                  | BY  |
|-----|------------|--------------------------|-----|
| 1   | 10/9/18    | ADDRESS COUNTY COMMENTS  | JQR |
| 2   | 11/30/18   | ADDRESS COUNTY COMMENTS  | JQR |
| 3   | 2/22/19    | ADDRESS COUNTY COMMENTS  | JQR |
| 4   | 4/24/19    | ADDRESS COUNTY COMMENTS  | JQR |
| 5   | 5/15/19    | ADDRESS ACSC COMMENTS    | JQR |
| 6   | 8/21/19    | ARCHITECT COORDINATION   | JQR |
| 7   | 9/27/19    | WATERLINE FIELD REVISION | JQR |
| 8   | 11/23/2020 | LETTER OF REVISION #1    | JQR |
| 9   | 12/11/2020 | CLIENT REVISIONS         | JQR |



KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG  
It's fast. It's free. It's the law.

NOT APPROVED FOR  
CONSTRUCTION

|              |           |
|--------------|-----------|
| PROJECT No.: | V202072   |
| DRAWN BY:    | DSH       |
| CHECKED BY:  | JQR       |
| DATE:        | 8/22/2018 |
| SCALE:       | AS NOTED  |
| CAD I.D.:    | SD8       |

PROJECT: **SITE PLAN  
DOCUMENTS  
LETTER OF  
REVISION #1**

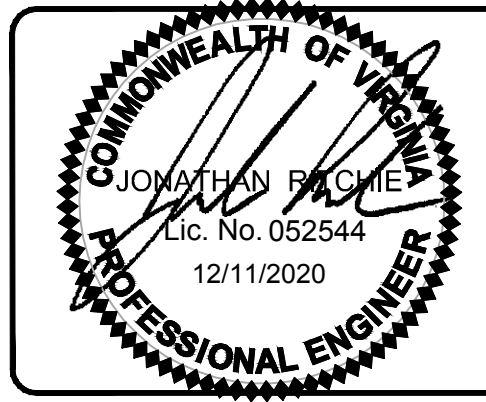
FOR



LOCATION OF SITE  
SEMINOLE TRAIL AND PROFFIT ROAD  
ALBEMARLE COUNTY, VIRGINIA



28 BLACKWELL PARK LANE, SUITE 201  
WARRENTON, VIRGINIA 20186  
Phone: (540) 349-4500  
Fax: (540) 349-0321  
**VA@BohlerEng.com**



SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

## GENERAL NOTES:

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.

- THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

- BOUNDARY AND TOPOGRAPHICAL SURVEY  
TITLED "ALT'ANSIPS LAND TITLE SURVEY, WAWA  
3287 PROFIT ROAD  
RIVANNA MAGISTERIAL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA"  
PREPARED BY BOHLER ENGINEERING,  
PROJECT NO. SV162083, DATED 10/26/17, REVISED 10/8/18,  
PHONE (703) 709-9500
- GEOTECHNICAL STUDY  
TITLED "SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING REPORT, WAWA 3287 PROFIT ROAD,  
ALBEMARLE COUNTY, VIRGINIA", PREPARED BY EGS MID-ATLANTIC LLC, EGS PROJECT NO. 28.2173, DATED: 11/27/17.
- BUILDING PLAN  
TITLED "WAWA MARKET, NEC RT 28 & PROFIT RD., CHARLOTTESVILLE, VA STORE #0659-PRF", PREPARED BY CUHACI &  
PETERSON, PROJECT NO. 2180088, DATED 07/12/2019.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY.

- ALL ACCESSIBLE (AK/A ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12011 et seq. AND 42 U.S.C. § 4151 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

- THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

- ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.

- THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

- ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.

- CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.

- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.

- DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.

- THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.

- THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.

- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL, INTER-CONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

- ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

- THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEAN, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

- THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.

- ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE. EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.

- BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

- NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION

MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 19 FOR JOB SITE SAFETY.

- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE WRITTEN AUTHORIZATION OF THE ENGINEER, FOR SUCH DEVIATION, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 19 HEREIN, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.

- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE.

- ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.

- ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS.

- OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLANS) AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

- ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.

- ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.

- CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

- CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.

- AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

- VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

## GENERAL DEMOLITION NOTES:

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:

- BOUNDARY AND TOPOGRAPHICAL SURVEY  
TITLED "ALT'ANSIPS LAND TITL SURVEY, WAWA  
3287 PROFIT ROAD  
RIVANNA MAGISTERIAL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA"  
PREPARED BY BOHLER ENGINEERING,  
PROJECT NO. SV162083, DATED 10/26/17, REVISED: 10/8/18,  
PHONE: (703) 709-9500

- GEOTECHNICAL STUDY  
TITLED "SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING REPORT, WAWA 3287 PROFIT ROAD,  
ALBEMARLE COUNTY, VIRGINIA", PREPARED BY EGS MID-ATLANTIC LLC, EGS PROJECT NO. 28.2173, DATED: 11/27/17.

- CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.

- BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.

- THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.

- CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS CONCERNING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.

- PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:

A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.

## ADA INSTRUCTIONS TO CONTRACTOR

CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT ADA STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.

- CURB RAMPS - SLOPE SHALL NOT EXCEED 1:12 (8.3%).

- LANDINGS - SHALL BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.

- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND NOT EXCEED 1:50 (2.0%) IN CROSS SECTION. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP REQUIREMENTS MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, SHALL BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND LEVEL LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (2.0%) FOR POSITIVE DRAINAGE.

- DOORWAYS - MUST HAVE A 'LEVEL' LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117-1-2003 AND OTHER REFERENCED INCORPORATED BY COD.)

- WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 406.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.

- THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-COMFORMING IS OBSERVED FOR EXISTING CONSTRUCTION, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD. IF THE CONTRACTOR IS NOT IDENTIFIED HEREIN AND BE SET DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

## GENERAL GRADING & UTILITY NOTES

- LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

- CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD. IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.

- THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY SERVICE LOCATIONS TO BE REMOVED, TO BE RELOCATED, OR TO BE REMOVED AND IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.

- THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ADOPTED WITH THE NEW UTILITIES AND ALL APPLICABLE UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

- THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.

- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS, DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIENS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY SERVICE, WHERE A CONFLICT(S) EXISTS BETWEEN THESE SITE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.

- WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.

- ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.

- SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL FILLED AREAS MUST BE EXCAVATED TO THE PROPOSED FINISHED GRADE IN ONE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER SUBSTANCES. SHOULD SUBBASE BE DEEMED UNSUITABLE, THE CONTRACTOR, OWNER/DEVELOPER, OR OWNER/DEVELOPERS REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT, ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.

- ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.

- THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.

- PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.

- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

- DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEViate FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE SITE PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK.

- WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2X4, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE SITE PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.

- THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS LIMIT GRADES), TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, THE CONTRACTOR ASSUMES OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEYS' FEES AND THE LIKE WHICH RESULT FROM SAME.

- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.

- REFER TO SITE PLAN FOR ADDITIONAL NOTES.

- IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.

- CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK ANY WORK.

- WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR EXPOSED PORTION OF THE WALL. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.

- STORM DRAINAGE PIPE:

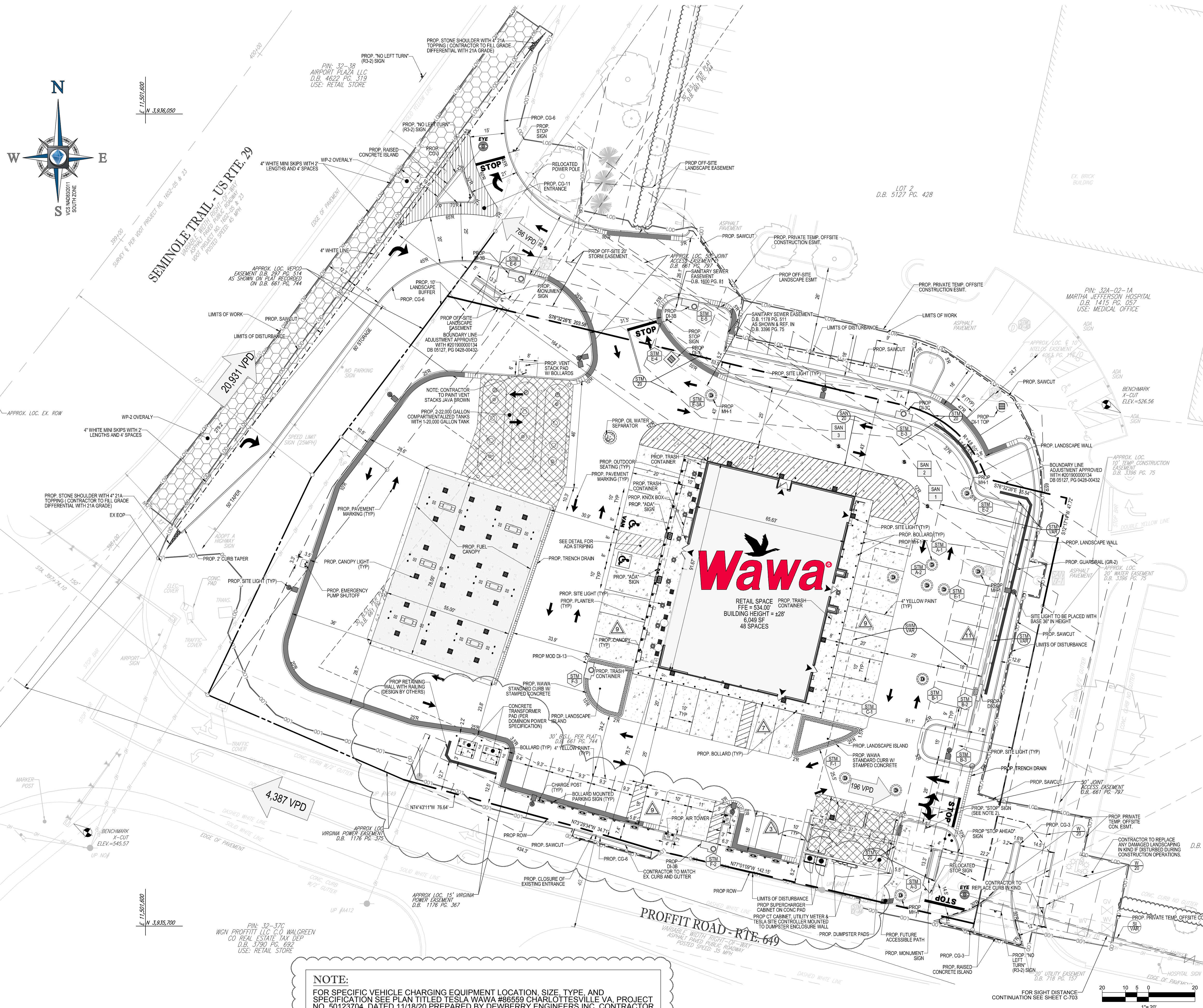
UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M24 AND TYPE B (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.

- ALL SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26, PER CITY REQUEST.

- STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.

- STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON FINAL ARCHITECTURAL PLANS.

- SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF STEEL, REINFORCED



NOTE:

FOR SPECIFIC VEHICLE CHARGING EQUIPMENT LOCATION, SIZE, TYPE, AND SPECIFICATION SEE PLAN TITLE TESLA WAWA #86559 CHARLOTTESVILLE VA, PROJECT NO. 50123704, DATED 11/18/20 PREPARED BY DEWBERRY ENGINEERS INC. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IN WRITING OF ANY DISCREPANCIES OR CONFLICTS FOUND PRIOR TO CONSTRUCTION OR PLACEMENT OF VEHICLE CHARGING EQUIPMENT.



**BOHLER**  
ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING

## REVISIONS

| REV | DATE       | COMMENT                  | BY  |
|-----|------------|--------------------------|-----|
| 1   | 10/9/18    | ADDRESS COUNTY COMMENTS  | JQR |
| 2   | 11/30/18   | ADDRESS COUNTY COMMENTS  | JQR |
| 3   | 2/22/19    | ADDRESS COUNTY COMMENTS  | JQR |
| 4   | 4/24/19    | ADDRESS COUNTY COMMENTS  | JQR |
| 5   | 5/15/19    | ADDRESS ASCA COMMENTS    | JQR |
| 6   | 8/21/19    | ARCHITECT COORDINATION   | JQR |
| 7   | 9/27/19    | WATERLINE FIELD REVISION | JQR |
| 8   | 11/23/2020 | LETTER OF REVISION #1    | JQR |
| 9   | 12/11/2020 | CLIENT REVISIONS         | JQR |



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CONSTRUCTION

|              |           |
|--------------|-----------|
| PROJECT No.: | V202072   |
| DRAWN BY:    | DSH       |
| CHECKED BY:  | JQR       |
| DATE:        | 6/22/2018 |
| SCALE:       | 1" = 20'  |
| CAD I.D.:    | SS8       |

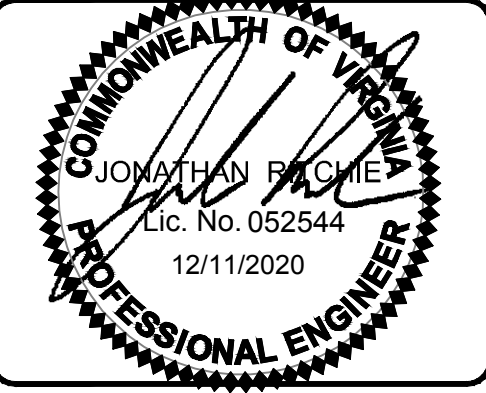
ECT: SITE PLAN  
DOCUMENTS  
LETTER OF  
REVISION #1



LOCATION OF SITE  
SEMINOLE TRAIL AND PROFFIT ROAD  
ALBEMARLE COUNTY, VIRGINIA



28 BLACKWELL PARK LANE, SUITE 201  
WARRENTON, VIRGINIA 20186  
Phone: (540) 349-4500  
Fax: (540) 349-0321  
**VA@BohlerEng.com**

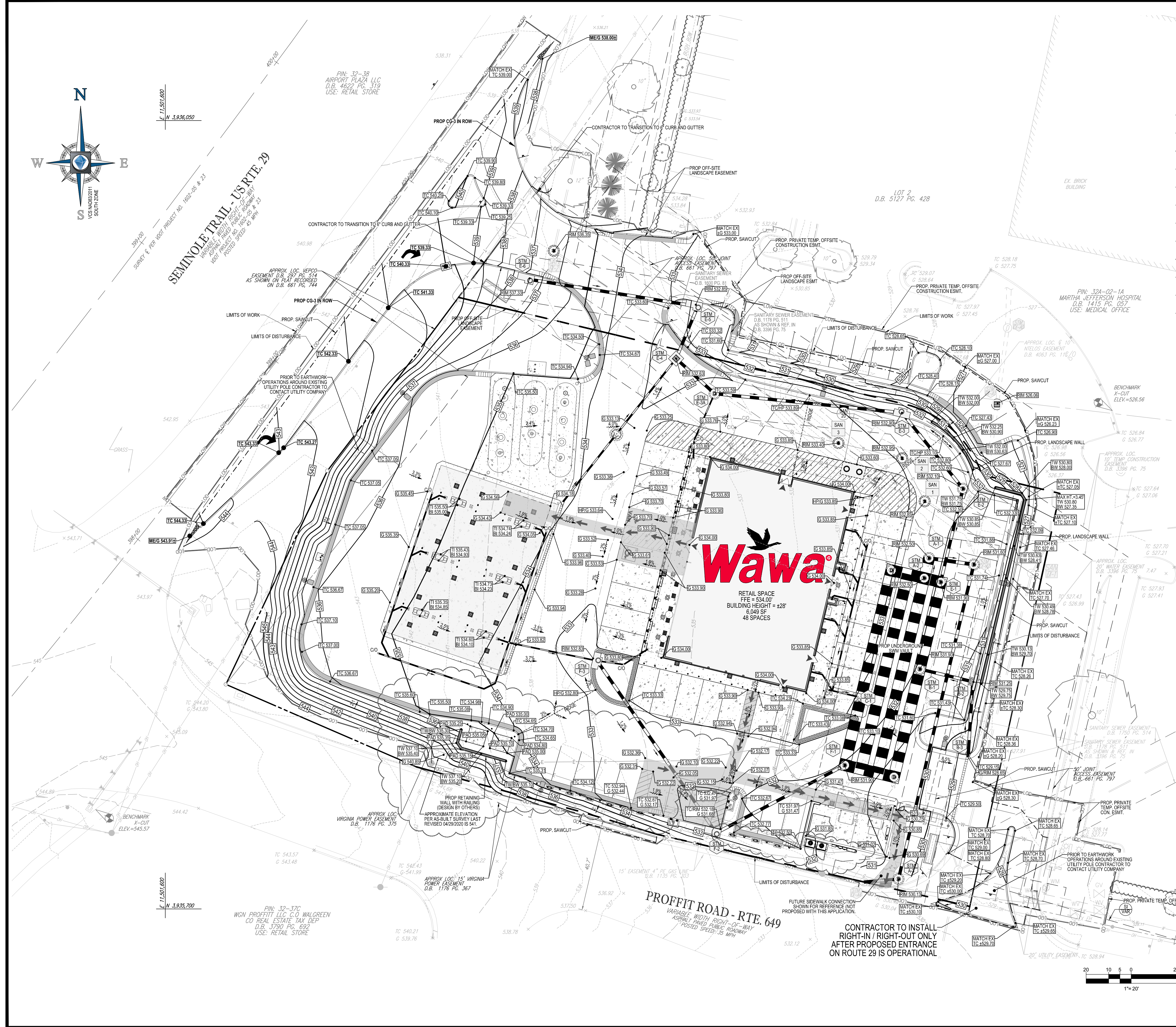


SHEET TITLE:

## SITE PLAN

SHEET NUMBER: \_\_\_\_\_

C-301



| GRADING LEGEND      |                     |                        |
|---------------------|---------------------|------------------------|
| EXISTING NOTE       | TYPICAL NOTE TEXT   | PROPOSED NOTE          |
| 120                 | CONTOUR LINE        | 120                    |
| 125                 |                     | 125                    |
| TC 516.00<br>OR 514 | SPOT ELEVATIONS     | TC 516.00<br>BC 515.55 |
| SAN #               | SANITARY LABEL      | SAN #                  |
| STM #               | STORM LABEL         | STM #                  |
| ==                  | STORM SEWER         |                        |
| D                   | STORM MANHOLE       | D                      |
| ▷                   | TYPICAL END SECTION | ▷                      |
| ⊥                   | HEADWALL OR ENDWALL | ⊥                      |
| ⊕                   | YARD INLET          | ⊕                      |
| ⊞                   | CURB INLET          | ⊞                      |
| ⊗                   | MONITORING WELL     | ⊗                      |
| ⊙                   | BORING              | ⊙                      |
| ⊠                   | BENCHMARK           | ⊠                      |
| ⊞                   | TEST PIT            | ⊞                      |

**LEGEND**

ACCESSIBLE PATH →

ACCESSIBLE AREA →

**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRAFFIC STUDIES

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| REVISIONS |            |                          |     |
|-----------|------------|--------------------------|-----|
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| 1         | 10/9/18    | ADDRESS COUNTY COMMENTS  | JOR |
| 2         | 11/30/18   | ADDRESS COUNTY COMMENTS  | JOR |
| 3         | 2/22/19    | ADDRESS COUNTY COMMENTS  | JOR |
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| 5         | 5/15/19    | ADDRESS ACSC COMMENTS    | JOR |
| 6         | 8/21/19    | ARCHITECT COORDINATION   | JOR |
| 7         | 9/27/19    | WATERLINE FIELD REVISION | JOR |
| 8         | 11/23/2020 | LETTER OF REVISION #1    | JOR |
| 9         | 12/11/2020 | CLIENT REVISIONS         | JOR |

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PROJECT No.: V202072  
DRAWN BY: DSH  
CHECKED BY: JOR  
DATE: 6/22/2018  
SCALE: 1" = 20'  
CAD I.D.: SSB

**Wawa**

LOCATION OF SITE  
SEMINOLE TRAIL AND PROFFIT ROAD  
ALBEMARLE COUNTY, VIRGINIA

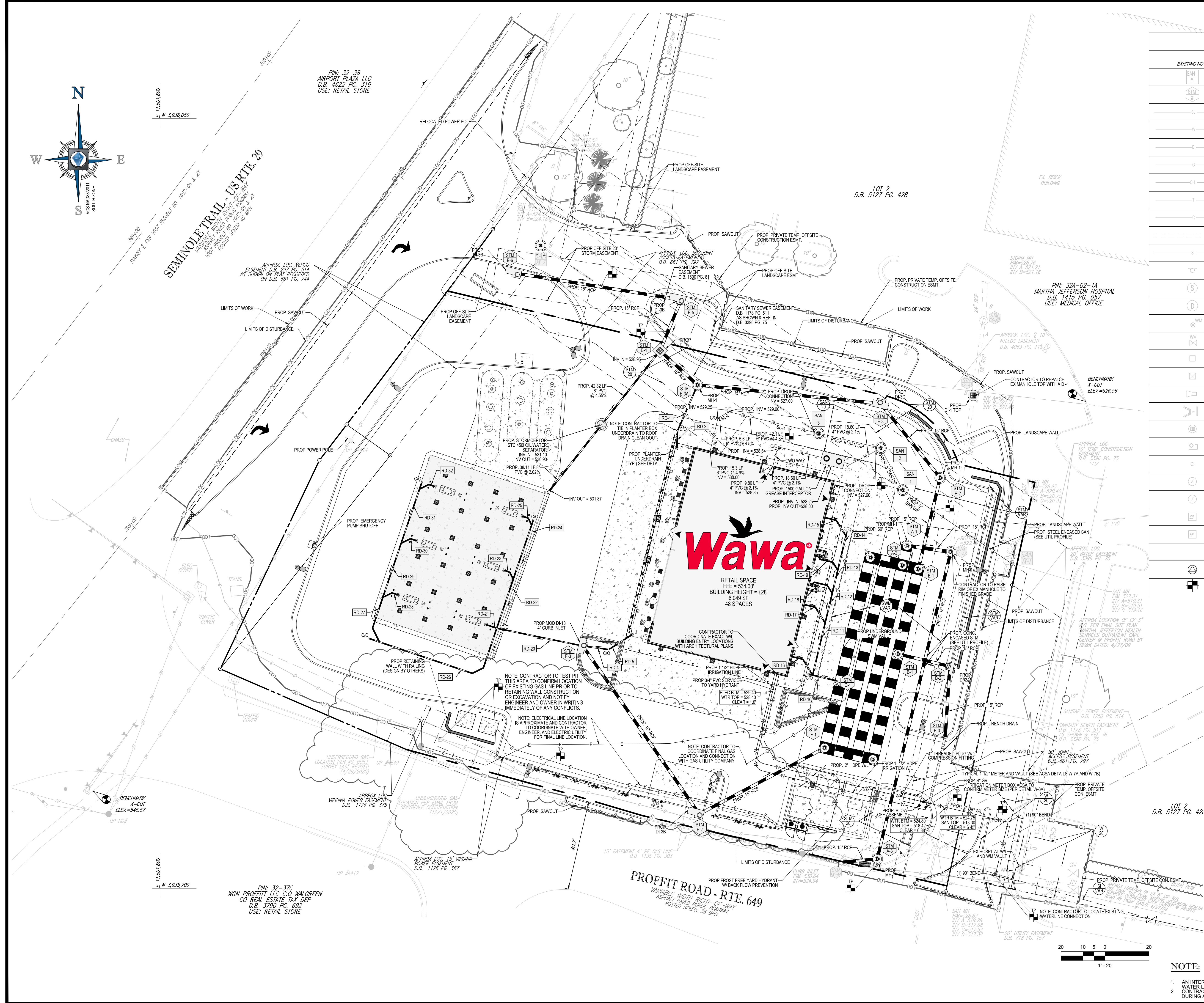
**BOHLER ENGINEERING**

28 BLACKWELL PARK LANE, SUITE 201  
WARRENTON, VIRGINIA 20186  
Phone: (540) 349-4500  
Fax: (540) 349-0321  
VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA  
JONATHAN BOHLER  
Lic. No. 052544  
12/11/2020  
PROFESSIONAL ENGINEER

SHEET TITLE:  
**GRADING PLAN**

SHEET NUMBER:  
**C-401**



| UTILITY LEGEND |                            |               |
|----------------|----------------------------|---------------|
| EXISTING NOTE  | TYPICAL NOTE TEXT          | PROPOSED NOTE |
|                | SANITARY LABEL             |               |
|                | STORM LABEL                |               |
|                | SANITARY SEWER LATERAL     |               |
|                | UNDERGROUND WATER LINE     |               |
|                | UNDERGROUND ELECTRIC LINE  |               |
|                | UNDERGROUND GAS LINE       |               |
|                | OVERHEAD WIRE              |               |
|                | UNDERGROUND TELEPHONE LINE |               |
|                | UNDERGROUND CABLE LINE     |               |
|                | STORM SEWER                |               |
|                | SANITARY SEWER MAIN        |               |
|                | HYDRANT                    |               |
|                | SANITARY MANHOLE           |               |
|                | STORM MANHOLE              |               |
|                | WATER METER                |               |
|                | WATER VALVE                |               |
|                | GAS VALVE                  |               |
|                | GAS METER                  |               |
|                | TYPICAL END SECTION        |               |
|                | HEADWALL OR ENDWALL        |               |
|                | YARD INLET                 |               |
|                | CURB INLET                 |               |
|                | CLEAN OUT                  |               |
|                | ELECTRIC MANHOLE           |               |
|                | TELEPHONE MANHOLE          |               |
|                | ELECTRIC BOX               |               |
|                | ELECTRIC PEDESTAL          |               |
|                | MONITORING WELL            |               |
|                | TEST PIT                   |               |

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TRAFFIC STUDIES

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PROJECT No.: V202072  
DRAWN BY: DSH  
CHECKED BY: JOR  
DATE: 6/22/2018  
SCALE: 1" = 20'  
CAD I.D.: SSB

PROJECT: SITE PLAN  
DOCUMENTS  
LETTER OF  
REVISION #1  
FOR

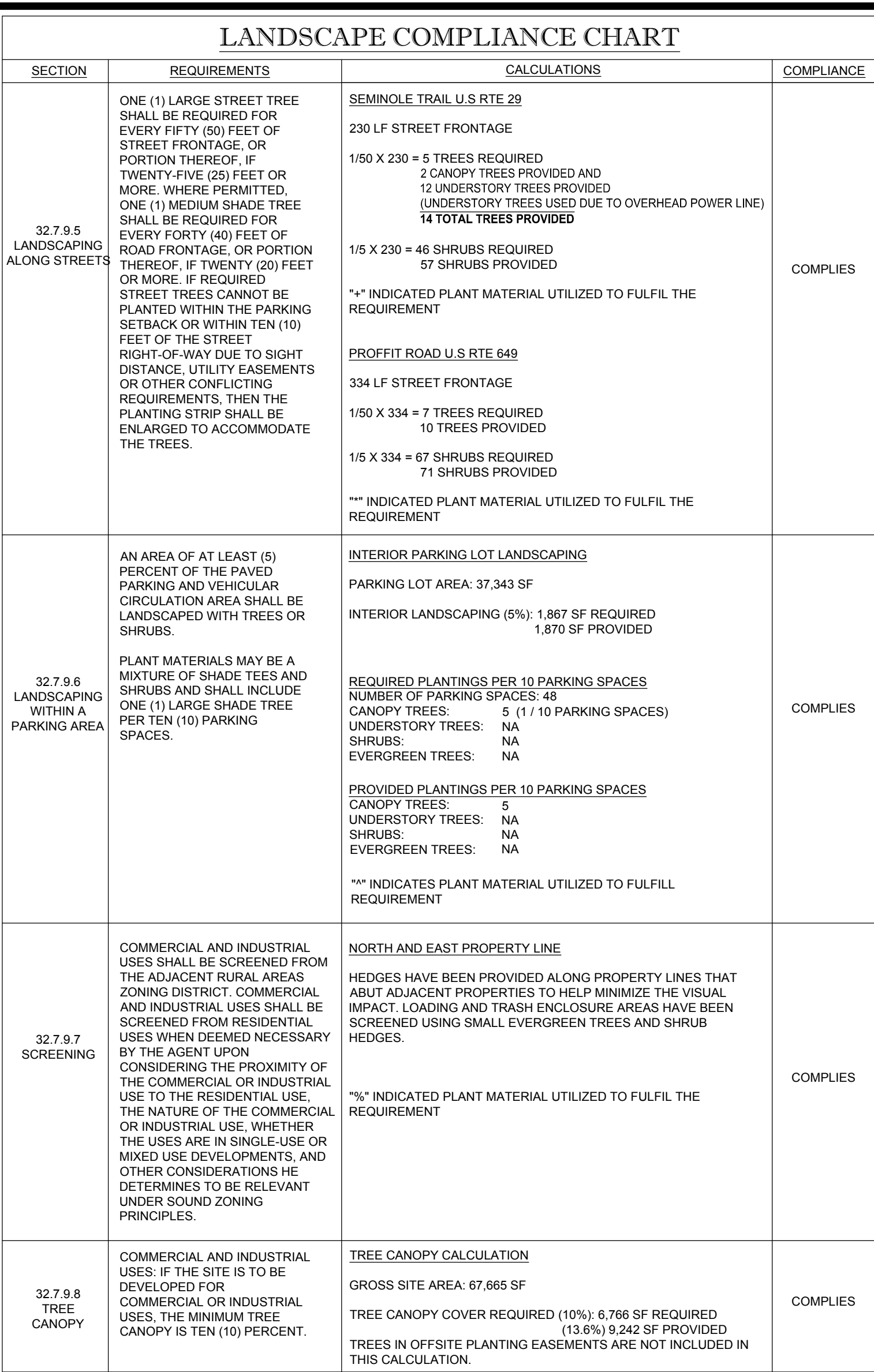
LOCATION OF SITE  
SEMINOLE TRAIL AND PROFFIT ROAD  
ALBEMARLE COUNTY, VIRGINIA

28 BLACKWELL PARK LANE, SUITE 201  
WARRENTON, VIRGINIA 20186  
Phone: (540) 349-4500  
Fax: (540) 349-0321  
VA@BohlerEng.com

Jonathan Bohler  
Lic. No. 052544  
12/11/2020

SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**C-501**





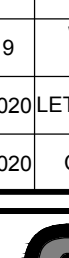
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PROGRAM MANAGEMENT  
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SUSTAINABLE DESIGN  
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TRANSPORTATION SERVICES

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| REVISIONS |            |                          |     |
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|                       |     |
|-----------------------|-----|
| PROJECT No.: V202072  | DSH |
| DRAWN BY: JQR         |     |
| CHECKED BY: 6/22/2018 |     |
| DATE: 1" = 20'        |     |
| SCALE: CAD 1.D.: LPB  |     |

PROJECT: **SITE PLAN DOCUMENTS LETTER OF REVISION #1**

FOR



**LOCATION OF SITE**

SEMINOLE TRAIL AND PROFIT ROAD  
ALBEMARLE COUNTY, VIRGINIA



**BOHLER**  
ENGINEERING

28 BLACKWELL PARK LANE, SUITE 201  
WARRENTON, VIRGINIA 20186

Phone: (540) 349-4500  
Fax: (540) 349-0321  
[VA@BohlerEng.com](mailto:VA@BohlerEng.com)



SHEET TITLE:

**LANDSCAPE PLAN**

SHEET NUMBER:

**C-701**



394+00  
SURVEY & PER 100' PROJECT NO. 1022-05 & 23  
SEMINOLE TRAIL - US RTE. 29  
VARIABLE WIDTH RIGHT-OF-WAY  
ASPHALT PAVED PUBLIC ROADWAY  
POSTED SPEED: 45 MPH

PIN: 32-38  
AIRPORT PLAZA LLC  
D.B. 4822 PG. 319  
USE: RETAIL STORE

PIN: 32-37C  
WGN PROFFITT LLC C.O. WALGREEN  
CO REAL ESTATE TAX DEP  
D.B. 3780 PG. 692  
USE: RETAIL STORE

PIN: 32A-02-1A  
MARTHA JEFFERSON HOSPITAL  
D.B. 1415 PG. 031  
USE: MEDICAL OFFICE

NOTE:  
CANOPY LIGHTING HAS AN  
AVERAGE OF 23.38 FOOTCANDLE.

| LUMINAIRE SCHEDULE                            |     |       |             |        |            |       |            |             |                |
|-----------------------------------------------|-----|-------|-------------|--------|------------|-------|------------|-------------|----------------|
| SYMBOL                                        | QTY | LABEL | ARRANGEMENT | LUMENS | BUG RATING | LLF   | ARR. WATTS | TOTAL WATTS | MANUFACTURER   |
| ⊙                                             | 3   | A4    | SINGLE      | 9843   | B1-U0-G3   | 1.030 | 133        | 399         | CREE, INC.     |
| ⊙                                             | 2   | A6    | SINGLE      | 1754   | B0-U0-G1   | 1.030 | 25         | 50          | CREE, INC.     |
| ⊙                                             | 1   | B1    | SINGLE      | 12425  | B3-U0-G2   | 1.030 | 134        | 134         | Cree Inc.      |
| ⊙                                             | 1   | B4    | SINGLE      | 9359   | B1-U0-G2   | 1.030 | 134        | 134         | CREE, INC.     |
| ⊙                                             | 24  | C3    | SINGLE      | 5226   | B2-U0-G0   | 1.030 | 43         | 1032        | CREE, INC.     |
| ⊙                                             | 10  | D1    | SINGLE      | 1652   | B2-U0-G0   | 1.000 | 27.2       | 272         | Cree Inc.      |
| ⊙                                             | 2   | S1    | SINGLE      | 2659   | B0-U5-G2   | 1.000 | 20         | 40          | FCSSL Lighting |
| ⊙                                             | 2   | S2    | SINGLE      | 2650   | B0-U5-G2   | 1.000 | 20         | 40          | FCSSL Lighting |
| ⊙                                             | 6   | W1    | SINGLE      | 4104   | B1-U0-G1   | 1.030 | 44.6       | 267.6       | CREE, INC.     |
| ⊙                                             | 4   | W4    | SINGLE      | 2138   | B1-U0-G1   | 1.030 | 25         | 100         | CREE, INC.     |
| DESCRIPTION                                   |     |       |             |        |            |       |            |             |                |
| ARE-EDG-3MB-DA-08-E-UL-B2-525-40K             |     |       |             |        |            |       |            |             |                |
| ARE-EDG-3MB-DA-02-E-UL-B2-350-40K             |     |       |             |        |            |       |            |             |                |
| ARE-EDG-4M-DA-06-E-UL-B2-700-40K              |     |       |             |        |            |       |            |             |                |
| ARE-EDG-4M-DA-06-E-UL-B2-700-40K              |     |       |             |        |            |       |            |             |                |
| ARE-EDG-4MB-DA-06-E-UL-B2-700-40K             |     |       |             |        |            |       |            |             |                |
| CWN-304-FS-RD-04-E-UL-WH-350-40K              |     |       |             |        |            |       |            |             |                |
| KRB-20L-40K-120V + KRB1-SSGC-FF (TRIM OPTION) |     |       |             |        |            |       |            |             |                |
| FCWS7170-XXX-40K-2500-CR185-CC                |     |       |             |        |            |       |            |             |                |
| FCWS7168-XXX-40K-2500-CR185-CC                |     |       |             |        |            |       |            |             |                |
| SEC-EDG-3M-WM-04-E-UL-B2-350-40K              |     |       |             |        |            |       |            |             |                |
| SEC-EDG-4M-WM-02-E-UL-B2-350-40K              |     |       |             |        |            |       |            |             |                |

EACH OUTDOOR LUMINAIRE EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE INITIAL LUMENS SHALL BE A FULL CUTOFF LUMINAIRE AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND AWAY FROM ADJACENT ROADS. THE SPILLOVER OF LIGHTING FROM LUMINAIRES ONTO PUBLIC ROADS AND PROPERTY IN RESIDENTIAL OR RURAL AREAS ZONING DISTRICTS SHALL NOT EXCEED ONE HALF FOOTCANDLE.

NOTES:  
- AREA LIGHT #7 INSTALLED ON A 20 FT. POLE MOUNTED ON A 3 FT. CONCRETE BASE LOCATED AT 3 FT. BELOW WAVA FINISHED GRADE, EFFECTIVE MOUNTING HEIGHT RELATIVE TO WAVA FINISHED GRADE IS 20 FT.  
- ALL OTHER AREA LIGHTS ON 19.5 FT. POLES MOUNTED ON 0.5 FT. CONCRETE BASES  
- ALL CONCRETE BASES TO BE 5 FT. BEHIND CURB

| LUMINAIRE LOCATION SUMMARY |       |          |
|----------------------------|-------|----------|
| LUM. NO.                   | LABEL | MTG. HT. |
| 1                          | A4    | 20       |
| 2                          | A4    | 20       |
| 3                          | A4    | 20       |
| 4                          | A6    | 20       |
| 5                          | B1    | 20       |
| 6                          | B3    | 20       |
| 7                          | B4    | 20       |
| 8                          | A6    | 20       |
| 9                          | C3    | 18       |
| 10                         | C3    | 18       |
| 11                         | C3    | 18       |
| 12                         | C3    | 16       |
| 13                         | C3    | 16       |
| 14                         | C3    | 16       |
| 15                         | C3    | 18       |
| 16                         | C3    | 16       |
| 17                         | C3    | 16       |
| 18                         | C3    | 18       |
| 19                         | C3    | 18       |
| 20                         | C3    | 16       |
| 21                         | C3    | 16       |
| 22                         | C3    | 18       |
| 23                         | C3    | 18       |
| 24                         | C3    | 16       |
| 25                         | C3    | 16       |
| 26                         | C3    | 18       |
| 27                         | C3    | 18       |
| 28                         | C3    | 16       |

| LUMINAIRE LOCATION SUMMARY |       |          |
|----------------------------|-------|----------|
| LUM. NO.                   | LABEL | MTG. HT. |
| 29                         | C3    | 16       |
| 30                         | C3    | 18       |
| 31                         | C3    | 18       |
| 32                         | C3    | 16       |
| 33                         | D1    | 9        |
| 34                         | D1    | 9        |
| 35                         | D1    | 9        |
| 36                         | D1    | 9        |
| 37                         | D1    | 9        |
| 38                         | D1    | 9        |
| 39                         | D1    | 9        |
| 40                         | D1    | 9        |
| 41                         | D1    | 9        |
| 42                         | D1    | 9        |
| 43                         | S1    | 9        |
| 44                         | S1    | 9        |
| 45                         | S2    | 9        |
| 46                         | S2    | 9        |
| 47                         | W1    | 15.5     |
| 48                         | W1    | 15.5     |
| 49                         | W1    | 15.5     |
| 50                         | W1    | 15.5     |
| 51                         | W1    | 15.5     |
| 52                         | W1    | 15.5     |
| 53                         | W4    | 15.5     |
| 54                         | W4    | 15.5     |
| 55                         | W4    | 15.5     |
| 56                         | W4    | 8        |

| FOOTCANDLE CALCULATION SUMMARY |       |     |     |         |         |
|--------------------------------|-------|-----|-----|---------|---------|
| LABEL                          | AVG   | MAX | MIN | AVG/MIN | MAX/MIN |
| CANOPY                         | 23.19 | 35  | 9   | 2.58    | 3.89    |
| DELIVERY                       | 5.09  | 5.7 | 4.4 | 1.16    | 1.30    |
| ENTRANCES & EXITS              | 3.83  | 8.0 | 1.3 | 2.95    | 6.15    |
| PAVED                          | 2.43  | 7.0 | 0.3 | 8.10    | 23.33   |
| ROW                            | 0.19  | 0.5 | 0.0 | N.A.    | N.A.    |
| UNDEFINED, 4 FT BELOW          | 0.20  | 1.8 | 0.0 | N.A.    | N.A.    |
| UNDEFINED, FINISHED GRADE      | 0.60  | 6.6 | 0.0 | N.A.    | N.A.    |

| REVISIONS |            |                          |     |
|-----------|------------|--------------------------|-----|
| REV       | DATE       | COMMENT                  | BY  |
| 1         | 10/9/18    | ADDRESS COUNTY COMMENTS  | JOR |
| 2         | 11/30/18   | ADDRESS COUNTY COMMENTS  | JOR |
| 3         | 2/22/19    | ADDRESS COUNTY COMMENTS  | JOR |
| 4         | 4/24/19    | ADDRESS COUNTY COMMENTS  | JOR |
| 5         | 5/15/19    | ADDRESS ACSCA COMMENTS   | JOR |
| 6         | 8/21/19    | ARCHITECT COORDINATION   | JOR |
| 7         | 9/27/19    | WATERLINE FIELD REVISION | JOR |
| 8         | 11/23/2020 | LETTER OF REVISION #1    | JOR |
| 9         | 12/11/2020 | CLIENT REVISIONS         | JOR |

**811**  
KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG  
It's fast. It's free. It's the law.

NOT APPROVED FOR  
CONSTRUCTION  
PROJECT No.: V202072  
DRAWN BY: DSH  
CHECKED BY: JOR  
DATE: 6/22/2018  
SCALE: 1" = 20'  
CAD I.D.: SSS

SITE PLAN  
DOCUMENTS  
LETTER OF  
REVISION #1  
FOR  
**Wawa**  
LOCATION OF SITE  
SEMINOLE TRAIL AND PROFFIT ROAD  
ALBEMARLE COUNTY, VIRGINIA

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VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA  
JONATHAN BOHLER  
Lic. No. 052544  
12/11/2020  
PROFESSIONAL ENGINEER

SHEET TITLE:  
LIGHTING PLAN  
SHEET NUMBER:  
C-705



